



City of Troy

AGENDA, TROY CITY COUNCIL
MONDAY, APRIL 20, 2015, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

excuses by motion/second/roll call vote

INTRODUCTIONS

Christy Buetera, Assistant City Engineer
Ralph Walters, Assistant Water Plant Supt.

SUMMARY OF MINUTES

April 6, 2015

motion/second/roll call vote

COMMITTEE REPORTS

Citizen comments on committee reports or agenda items – two minute limit

RESOLUTIONS None

ORDINANCES

O-10-2015 Reappropriation

2nd Reading

O-11-2015 Rezone part of IL 6047, area of 14.577 Acres, from the B-2, General Business District,
to a Planned Development (PD). PUBLIC HEARING 5-4-2015

2nd Reading

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS

Date of Meeting: April 20, 2015

Troy City Council Meeting

[illegible]

MINUTES OF COUNCIL

A regular session of Troy City Council was held Monday, April 6, 2015, at 7:00 p.m. in Council Chambers.

Members Present: Clark, Kendall, Oda, Phillips, Schweser, Tremblay and Twiss.

Upon motion of Mr. Clark, seconded by Mr. Kendall, Mr. Heath was excused from this meeting by unanimous roll call vote.

Upon motion of Mr. Clark, seconded by Mr. Kendall, Mrs. Snee was excused from this meeting by unanimous roll call vote.

Presiding Officer: Martha A. Baker, President of Council

Others Present: Michael L. Beamish, Mayor
 Patrick E. J. Titterington, Director of Public Service and Safety
 James Livingston, Director of Law
 John A. Stickel, Auditor

INVOCATION: The meeting began with the Pledge of Allegiance, followed by an invocation given by Council President Baker.

MINUTES: The Clerk gave a summary of the minutes of the March 16, 2015, meeting of Troy City Council. There were no corrections or additions to these minutes. A motion was made by Mr. Clark, seconded by Mr. Phillips, to approve these minutes. Motion passed by unanimous roll call vote.

The Clerk gave a summary of the minutes of the March 30, 2015, special meeting of Troy City Council. There were no corrections or additions to these minutes. A motion was made by Mr. Clark, seconded by Mr. Kendall, to approve these minutes. Motion passed by unanimous roll call vote.

COMMITTEE REPORTS:

Law & Ordinance Committee:

Mr. Schweser, Chairman, gave an oral report that notice has been received from the Ohio Division of Liquor Control of the transfer application for the existing C1 and C2 permits for Bottle No 121 LLC from the address of 121 Public Square to 1600 West Main Street, Suite A.

Personnel Committee:

Mr. Clark, Chairman, reported that Committee recommends legislation be prepared providing for a 30-day extension to the 90-day duty injury leave provision for Firefighter Dale S. Thompson. In that Mr. Thompson's 90-day leave period will expire in April, Committee supports emergency legislation.

Report signed by Kendall, Twiss and Clark.

Discussion. Mr. Phillips asked if a second 30-day extension could be requested, and Mr. Titterington advised that only one extension is permitted.

RESOLUTION NO. R-21-2015

RESOLUTION EXTENDING DUTY INJURY LEAVE FOR EMPLOYEE DALE S. THOMPSON AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Kendall, Phillips, Schweser, Twiss, Oda, Tremblay and Clark.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Phillips, Schweser, Twiss, Oda, Tremblay, Clark and Kendall.

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-10-2015

ORDINANCE AMENDING ORDINANCE NO. O-36-2014, AS AMENDED BY ORDINANCE NO. O-9-2015, APPROPRIATING FUNDS NECESSARY FOR THE VARIOUS DEPARTMENTS AND OFFICES OF THE CITY OF TROY, OHIO, FOR THE YEAR 2015

This Ordinance was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Schweser, Twiss, Tremblay, Clark, Kendall and Phillips.

No: Oda.

ORDINANCE FAILED SUPSENSION

ORDINANCE NO. O-11-2015
ORDINANCE CHANGING THE ZONING OF PART OF INLOT 6047 (PARCEL NO. D08-056329) IN THE CITY OF
TROY, OHIO FROM B-2, GENERAL BUSINESS DISTRICT, TO A COMMERCIAL PLANNED DEVELOPMENT

This Ordinance was given first title reading.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY.

Mr. Titterington commented that the annual spring clean up week will be April 13-17, and is the time when citizens may exceed the five container per week limit. He also noted that the Dye Mill Road Facility is open for the season.

EXECUTIVE SESSION: A motion was made by Mr. Clark to go into executive session for the purpose of meeting with the Law Director concerning disputes involving the City that are the subject of imminent court action and, further, to consider the appointment or employment of a public employee. Motion seconded by Mr. Phillips and approved by unanimous roll call vote.

At 7:15 pm, Council went into Executive Session.

At 8:10 p.m., Council returned to Council Chambers.

A motion was made by Mr. Clark, seconded by Mr. Kendall, that Council return to regular session.

Motion passed by unanimous roll call vote.

There being no further business, the meeting adjourned at 8:12 p.m.

Clerk of Council

President of Council

ORDINANCE No. O-10-2015

City of Troy Legal Blank, Inc.

**ORDINANCE AMENDING ORDINANCE NO. O-36-2014, AS
AMENDED BY ORDINANCE NO. O-9-2015, APPROPRIATING
FUNDS NECESSARY FOR THE VARIOUS DEPARTMENTS AND
OFFICES OF THE CITY OF TROY, OHIO, FOR THE YEAR 2015**

BE IT ORDAINED by the Council of the City of Troy, Ohio, at least two-thirds of the members
Duly elected thereto concurring as follows.

SECTION I. That Section II of Ordinance No. O-36-2014, as amended by Ordinance No. O-9-2015, as set forth below, is hereby repealed in its entirety:

"FUND	TOTAL	TRANSFER
SECTION II. GENERAL FUND	\$ 18,673,383	\$ 3,051,500"

SECTION II. That Section II of Ordinance No. O-36-2014, as amended by Ordinance No. O-9-2015 is hereby enacted as follows:

" SECTION II. GENERAL FUND	\$ 18,955,383	\$ 3,051,500"
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SECTION III. That Section XXX of Ordinance No. O-36-2014, as set forth below, is hereby repealed in its entirety:

SECTION XXX. "STORMWATER UTILITY FUND	\$ 977,210	\$ 188,200"
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SECTION IV. That Section XXX of Ordinance No. O-36-2014 is hereby enacted as follows:

SECTION XXX. "STORMWATER UTILITY FUND	\$ 1,304,210	\$ None"
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SECTION V. That Section XXXI of Ordinance No. O-36-2014, as set forth below, is hereby repealed in its entirety:

SECTION XXXI. "WATER DEPARTMENT FUND	\$ 8,201,298	\$ 157,100"
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SECTION VI. That Section XXXI of Ordinance No. O-36-2014 is hereby enacted as follows:

SECTION XXXI. "WATER DEPARTMENT FUND	\$ 8,390,798	\$ None"
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SECTION VII. That Section XXXII of Ordinance No. O-36-2014, as set forth below, is hereby repealed in its entirety:

SECTION XXXII. "SEWERAGE SYSTEM FUND	\$ 4,792,879	\$ 171,200"
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SECTION VIII. That Section XXXII of Ordinance No. O-36-2014 is hereby enacted as follows:

SECTION XXXII. "SEWERAGE SYSTEM FUND	\$ 4,973,079	\$ None"
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SECTION IX. That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

ORDINANCE No. O-11-2015

Dayton Legal Blat, Inc.

**ORDINANCE CHANGING THE ZONING OF PART OF
INLOT 6047 (PARCEL NO. D08-056329) IN THE CITY OF
TROY, OHIO FROM B-2, GENERAL BUSINESS
DISTRICT, TO A COMMERCIAL PLANNED
DEVELOPMENT**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone part of Inlot 6047 (14.577 Acres), Parcel D08-056329 in the City of Troy, and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan as modified during the review process and has recommended approval of the plan as modified, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of part of Inlot 6047, Parcel D08-056329, consisting of 14.577 acres, in the City of Troy, Ohio, and further described in Exhibit A, attached hereto, be changed from of B-2, General Business District, to a Commercial Planned Development (PD).

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law:

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

PROTECTIVE COVENANTS AND RESTRICTIONS AGREEMENT

THIS PROTECTIVE COVENANTS AND RESTRICTIONS AGREEMENT (this "Agreement") is entered into on this ____ day of April, 2015, by and between the **CITY OF TROY** ("City"), and **UNIFIED PROPERTY GROUP, LLC**, a Michigan limited liability company, or its assigns ("Owner").

For the purpose of enhancing and protecting the value, attractiveness, and desirability of the Property referred to herein, Owner hereby declares that all of the real property described herein shall be held, sold, conveyed and transferred subject to the easements, covenants, conditions and restrictions contained herein, which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in such Property.

RECITALS:

A. Owner is the owner of that certain real property located in the City of Troy, County of Miami, State of Ohio (the "Property") as legally described in Exhibit "A".

B. City and Owner desire to enter into this Agreement to set forth certain protective covenants and restrictions relating to the Property.

NOW THEREFORE, in consideration of the covenants hereinafter set forth and other good and valuable consideration, City and Owner agree:

1. **PURPOSE.** It is the intent of these restrictive covenants to require that the Property be developed as an attractive, senior living development site, with ample landscaped open areas, attractive high quality structures, proper and desirable uses and appropriate development. The use of any portion of the Property shall all time conform to the applicable ordinances of the City of Troy, Ohio. In order to protect the owners, tenants and subtenants against improper use and to guard against violation of these goals, the following standards are enacted.

2. **STANDARDS.**

a. **Setbacks.** No building or structures shall be erected within the following minimum setback areas.

- i. From side property line 25 feet
- ii. From rear property lines 25 feet.
- iii. From property lines abutting in the existing or proposed streets along highway rights of way – 25 feet

Where, however, the zoning ordinances of the City of Troy require greater setback, no building structure shall be erected within the minimum setback area provided for therein.

The setback areas are to be used exclusively for utilities, landscaping, lawns, driveways, area walks and off-street parking, providing, however, that no off-street parking be allowed in any front yard setback. Parking shall not be permitted within 10 feet on a right-of-way line on a dedicated street.

- b. Construction. Building constructions and designs should be such as to create a completed structure with four (4) attractive sides of high quality rather than creating a front elevation of significantly different materials from side and rear elevations. The side of any structure that is not facing a public right of way may be constructed of approved materials of the basic design used in the structure.
- c. Parking. Employee/Customer/Owner/Tenant parking will not be permitted on the private or publicly dedicated streets and it will be the responsibility of the Owner to provide the necessary parking facilities. Parking requirements shall be as follows:
 - i. The senior living use shall provide a minimum of one parking space per 1,000 square feet of gross floor space unless otherwise approved by Troy City Council.
 - ii. All parking areas shall be properly maintained by Owner.
- d. Building Materials. No exterior walls, including a rear wall, shall be permitted with exposed galvanized sheet, metal siding, concrete block, or light weight aggregate block, whether painted or not. All major equipment including but not limited to air conditioning equipment, heating equipment, electrical transformers, and dumpsters shall be screened from view with material consistent with the building material. Owner agrees to develop the building on the Property with a combination of vinyl siding and a minimum of 60% of either brick or stone on the exterior and all sides of the building as shown in Exhibit B, described as IL Entry – Brick Option or IL Entry-Stone Option Revised.
- e. Waste and Refuse. All materials or refuse, combustible or non-combustible, should be stored and maintained in closed containers. Such containers shall be shielded from view by permanent fully enclosed structures or screens using similar materials of the primary structure and consistent with the design of the building. Such containers shall be kept in a clean and sanitary condition.

- f. Landscaping. All open areas on a parcel not used for building, storage, parking, access roads and loading areas shall be suitably graded and drained and shall be seeded and maintained in grass and shall be further landscaped with trees and shrubs as to provide an attractive setting for the buildings and to screen parking, loading and road areas. The parking area of the site plan will have five percent (5%) of the interior parking area with landscaping per the City of Troy Zoning Code.
- g. Outside Storage and Equipment. No outdoor storage shall be permitted except for a minimal amount of storage which shall be permitted in the carports. Minimal amount of storage shall be defined as no greater than 10% of each carport.
- h. Fences. No fences, walls, hedges or mass planting shall exceed a height of 6 feet nor be erected or installed or permitted to remain within 30 feet of a property line or right-of-way line. Chain link fences are not permitted. Fencing shall be prohibited beyond the front plane of the buildings. Metal fencing shall be prohibited. Notwithstanding the foregoing, Owner shall be permitted to install a wrought iron fence around the detention pond in the event one is required. To the extent permissible under the City of Troy ordinance 521.07, the fence placed to hide trash storage shall be opaque.
- i. Building Coverage. In no case shall coverage by building, access drives and parking exceed a total of seventy percent (70%) of the Property.
- j. Permitted Uses. No more than forty percent (40%) of the Property may be used for retail uses which includes but is not limited to, retail store, café, bistro, pub style restaurant, beauty salons and fitness center. Any and all retail uses of the Property shall be confined to the interior of the building and used solely by the residents or families of the residents of the Senior Living Facility.
- k. Code Compliance. This site will be developed in compliance with all applicable building, engineering, and zoning standards unless specifically stated within this agreement.
- l. Design Layout. The design layout of the Property, including, but not limited to, buildings, sidewalks, parking areas, carports, and other amenities and structures of the Property shall follow the design layout of Exhibit C, which Exhibit C is incorporated herein by reference thereto.
- m. Sidewalks. It is the sole responsibility of the owner to maintain all sidewalks, walking trails, driving lanes and parking areas on the Property to City standards.

- n. Utilities. All utilities of the Property shall be located underground, including, but not limited to, telephone lines, cable lines, electric lines, water lines, sewer lines, etc.
- o. Solar Panels. No solar panels shall be permitted on the Property.
- p. Antennas and Satellite Dishes. No exposed or exterior radio or television transmission or receiving antennas, and no satellite dishes which exceed 24 inches in diameter shall be erected, placed, or maintained on any part of the Property.
- q. Swimming Pools. No outdoor swimming pools shall be permitted on the Property.
- r. Flag Poles. No more than three (3) flag poles are permitted on the Property provided that the top of the flag pole does not exceed the height of the principal structure.
- s. Vehicles. No boat, boat trailer, house trailer, camper, recreational vehicle, tent, or equipment or vehicle of a similar nature shall be parked or stored on the Property. This does not apply to necessary service vehicles to a limited period as may be necessary to service any part of the Property, provided that deliveries are made to the rear of the property. No inoperable motor vehicle shall be parked on any part of the Property. The repair of any motor vehicle on the Property is prohibited except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.
- t. Signs. All signs shall conform to the City Sign Code requirements for signs as defined under the commercial zoning district. Exterior advertising of retail uses are prohibited.
- u. Clothes Lines. The use of exterior clothes lines shall not be permitted.
- v. Covenants and Restrictions. The Property is required to adhere to the "Amended and Restated Declaration of Covenants and Restrictions," created by HARSON INVESTEMENT LTD., as recorded on April 9, 2004 at the Miami County, Ohio Recorder Office, as included in Exhibit D.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

CITY:

CITY OF TROY, a

By: _____

Its: _____

OWNER:

UNIFIED PROPERTY GROUP, a

By: _____

Its: _____

[Notarizations on Following Page]

[Notarization Page to Agreement]

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of March, 2015, before me the subscriber, a Notary Public in and for said county, personally appeared _____, as _____ of the **CITY OF TROY**, a _____, to me personally known, who by me duly sworn, did say that said instrument was signed on behalf of said company and acknowledged said instrument to be the free act and deed of the company.

_____, Notary Public
_____, County, _____
My commission expires: _____
Acting in _____ County

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of March, 2015, before me the subscriber, a Notary Public in and for said county, personally appeared _____, as _____ of the **UNIFIED PROPERTY GROUP**, a Michigan limited liability company, to me personally known, who by me duly sworn, did say that said instrument was signed on behalf of said company and acknowledged said instrument to be the free act and deed of the company.

_____, Notary Public
_____, County, _____
My commission expires: _____
Acting in _____ County

**THIS DOCUMENT DRAFTED BY AND
WHEN RECORDED RETURN TO:**

Adam P. Lumberg, Esq.
Sullivan, Ward, Asher & Patton, P.C.
25800 Northwestern – Suite 1000
Southfield, MI 48075
248-746-0700

EXHIBIT "A"

Situated in the City of Troy, County of Miami, State of Ohio, and being within Section 17, Town 5, Range 6 East and also being a part of Inlot 6047 of the consecutive numbered lots of the City of Troy bounded and described as follows:

Commencing at an iron pin found on the Southerly right-of-way line Towne Park Drive which marks the Northeast corner of Inlot 9433 of the Troy Towne Park Subdivision Section One as recorded in Plat Book 20, Page 12, said iron pin being the True Point of Beginning for the herein after described tract;

Thence, with the Southerly and Westerly right-of-way line of said Towne Park Drive the following three (3) courses:

- (1) Thence, North 87 deg. 39'00" East a distance of 504.86 feet to an iron pin set;**
- (2) Thence, with a curve to the right of radius = 170.00 feet, delta angle = 89 deg. 18'32", long chord bears South 47 deg. 41'44" East 238.96 feet, and along the arc a distance of 264.86 feet to an iron pin set;**
- (3) Thence, South 03 deg. 02'28" East a distance of 885.08 feet to an iron pin set on the common lot line between Inlots 6047 and 7996;**

Thence, with the said common lot line, South 87 deg. 18'53" West a distance of 188.89 feet to an iron pin set;

Thence, North 61 deg. 07'04" West a distance of 580.80 feet to an iron pin found, corner to Inlot 9433 and on the Easterly line of said Troy Towne Park Sec. One;

Thence, with the lot line and said plat line, North 02 deg. 21'00" West a distance of 752.92 feet, returning to the True Point of Beginning, containing 14.577 acres, more or less.

Description Prepared by Professional Associates, Inc. - M.L. Oxner, Reg. Surveyor No. 6209, March 5, 2004. Bearing basis correlated to the section line and centerline of Experiment Farm Road as North 02 deg. 21'00" West per SV 12 Plat 107. Iron pins set are 5/8" dia. x 30"L with ID cap.

Parcel No. D08-056329

EXHIBIT "B"



IL ENTRY - ORIGINAL STONE OPTION

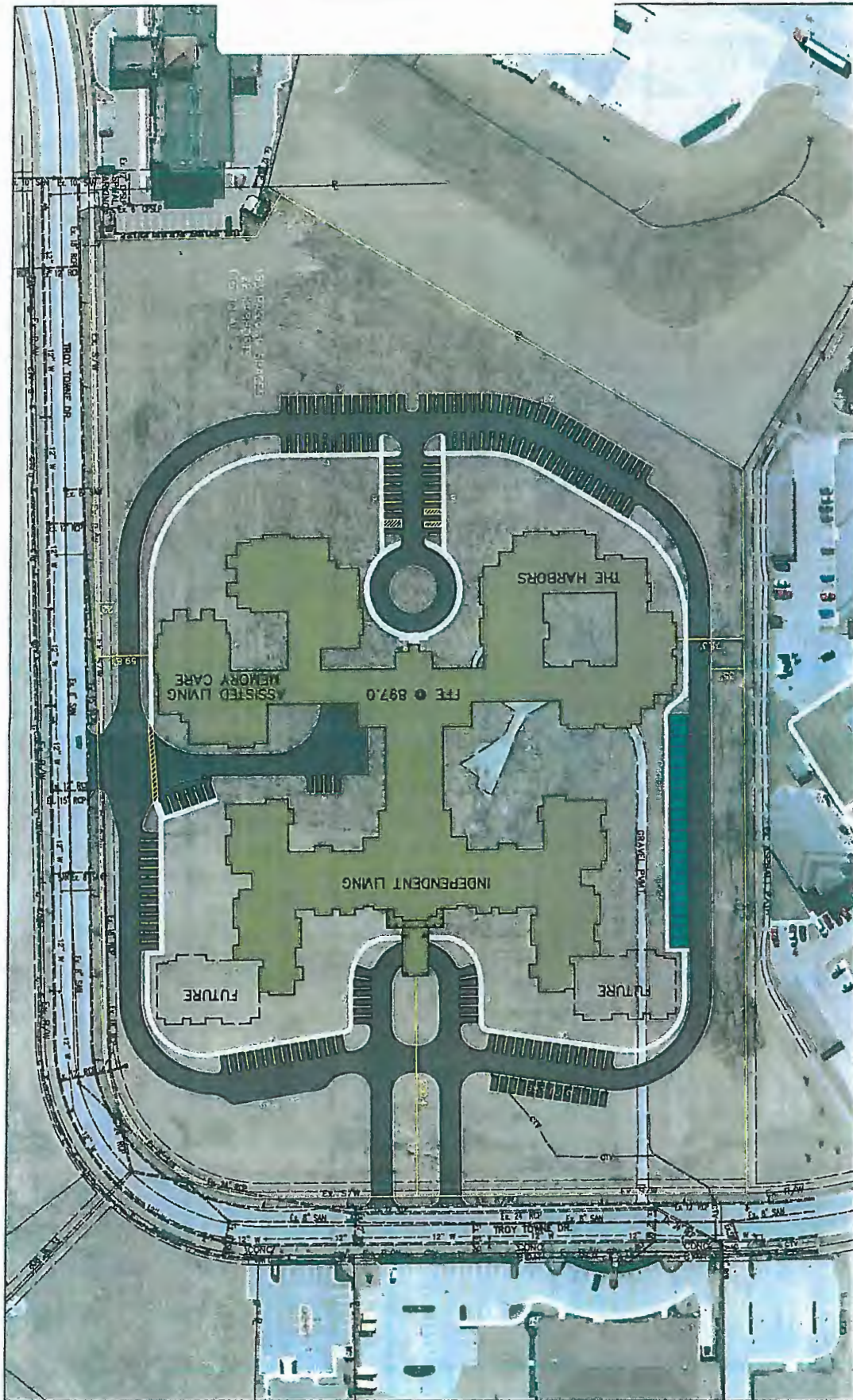


IL ENTRY - BRICK OPTION



IL ENTRY - STONE OPTION REVISED

EXHIBIT "C"



SENIOR LIVING FACILITY CITY OF TROY, MIAMI COUNTY, OHIO EXHIBIT 'D'

440 E. HENNINGER ROAD
SPRING, OHIO 43083
(614) 497-0200
www.choiceoneengineering.com
203 W. LINDEN AVENUE
LOVELAND, OHIO 45140
(513) 728-8744

CHOICE ONE
ENGINEERING

FILE NAME: L:\PROJECTS\TROY\TROY.DWG
DRAWN BY: SSB
CHECKED BY: MIA
PROJECT NO: MIA TROY 419
DATE: 01-19-2015
SHEET NUMBER: 1 of 1

EXHIBIT "D"

AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS

This instrument is executed this 7th day of April, 2004 by Harson Investments, Ltd., an Ohio Limited Partnership, (the "Developer").

WHEREAS, Developer, pursuant to its power to amend provided in Article IV of the Declaration of Covenants and Restrictions dated June 6, 2003 and filed for record June 12, 2003 at Volume 0738, Page 459 of the Records of the Recorder of Miami County, Ohio (the "Declaration") amended that Declaration of Covenants and Restrictions by the Amendment to Declaration of Covenants and Restrictions dated September 16, 2003 filed at Volume 0742, Page 914 of the Records of the Recorder of Miami County, Ohio (the "Amendment"); and

WHEREAS, Developer now wishes to both extend the operation of the Declaration and the Amendment by including additional real estate and amending certain provisions in respect to the additional real estate to be included; and

WHEREAS, Developer wishes to restate the prior Declaration and Amendment in this document to provide clarity and avoid confusion;

NOW, THEREFORE, Developer, for valuable consideration, hereby declares that the following provisions, covenants and restrictions shall bind and run with the land subject hereto in perpetuity.

I. SUBJECT REAL ESTATE

The real estate which is the subject of the Declaration and Amendment is described as follows:

Situate in the City of Troy, County of Miami and State of Ohio and being Lots Numbered 9430, 9431, 9432, 9493 and 9494 of the consecutive numbers of lots of said City (the "original lots").

The real estate which is to be now included is described as follows:

See Exhibit "A"
(the "highway lots")
and
See Exhibit "B"
(the "interior lots").

II. DEFINITIONS

As used herein, the following terms shall be defined as follows:

MIAMI COUNTY RECORDER
JOHN W. O'BRIEN
0397696
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/09/2004 11:10:55AM
REFERENCES 1
RECORDING FEE 136.00
PAGES: 15

Michael Lee

VOL 0748 PAGE 445

- (a) "Developer" - shall mean Harson Investments, Ltd., its respective successors and assigns or any party or entity to whom or which Harson Investments, Ltd. expressly transfers its rights as Developer under this Declaration upon the condition that such party or entity expressly assumes and agrees to perform the duties of Developer in which case Harson Investments, Ltd. will be relieved of all responsibility therefore;
- (b) "Developer Tract" - shall mean any lot, tract, parcel, real property, or portion of the same, which is owned by Developer and subject to these restrictions;
- (c) "User" - shall mean the person or entity, other than Developer, taking fee simple title to any lot, tract, parcel or real property, or any portion hereof, which is subject to these restrictions, or any person or entity holding any other legal, equitable or other interest in the same, which shall include, but not be limited to any owner, buyer, landlord, lessor, tenant, lessee, sub-tenant or sub-lessee, or occupant, and their respective successors and assigns, but shall exclude any party holding such an interest merely as security for the performance of an obligation;
- (d) "User Tract" - shall mean any lot, tract, parcel, real property, or portion of the same, whether in the original lots, the highway lots or the interior lots described above, which is subject to a fee interest, or equitable interest of a User and subject to these restrictions;
- (e) "Building" - shall mean any building, out building, garage, or any other structure located in, on, or about the real property subject to these restrictions, built for the enclosure and/or storage of any person, animal, chattel, equipment, inventory, or other movable property of any kind, and which is permanently affixed to the ground;
- (f) "Common Area Easements" - shall mean the signage/landscape easements retained by Developer on lots 9430, 9431 and 9432 (City of Troy, Ohio) at the intersection of Towne Park Drive and Experiment Farm Road and the signage/landscape easements to be created by Developer at the point where Towne Park Drive will intersect the south line of Lot 7996 as that lot is now constituted.
- (g) "Hazardous Substance" - shall mean:
 - (1) all materials and substances defined as "hazardous substances", "hazardous materials", "toxic substances", "hazardous waste", "toxic chemicals", "solid waste", "infectious waste", or similar terms, as defined in: (i) the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. '9601 et seq.), as

amended by Superfund Amendments and Reauthorization Act of 1986 (Pub. L. 99-499, 100 Stat. 1613), (ii) the Resource Conservation and Recovery Act of 1976 (42 U.S.C. '6901 *et seq.*), (iii) the Hazardous Materials Transportation Act, 49 U.S.C. '1801 *et seq.*, (iv) Section 311 of the Clean Water Act, 33 U.S.C. '1251 *et seq.* (33 U.S.C. '1321) or listed pursuant to Section 307 of the Clean Water Act (33 U.S.C. '1317), or (v) Sections 3734.01 and Section 3751.01 of the Ohio Revised Code, as any of the same may be amended or supplemented from time to time.

(2) All materials and substances listed in the United States Department of Transportation Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances, as the same may be amended or supplemented from time to time;

(3) Any material or substance that is petroleum or a petroleum derivative, asbestos, polychlorinated biphenyl, a flammable explosive, or a radioactive materials; and

(4) Such other substances, materials and wastes that are or become regulated as hazardous or toxic under applicable local, state or Federal law.

(h) "Environmental Laws" - shall mean any federal, state or local law, regulation, administrative ruling, order, ordinance, and the like, pertaining to the protection of the environment or the regulation, handling or disposal of Hazardous Substances whether now in effect (such as, but not limited to, those referred to in the preceding definition for "Hazardous Substances") or which becomes effective in the future.

III. COVENANTS

The following constitute the protective covenants and restrictions for the subject property:

1. Users must supply the Developer with construction and landscape plans prior to any construction or planting and obtain Developer's written approval thereof which approval shall not be unreasonably withheld. Approval will be deemed given if Developer fails to respond within thirty (30) days of receipt of such plans. User shall also provide Developer with a copy of "as built" documents for the completed construction. Any future alterations shall be submitted for approval to Developer in the same manner. No construction, installation, planting or future alteration shall occur without full compliance with this provision.

2. No fence or other barriers shall obstruct pedestrian or vehicular traffic over any easement access area or roadway adjacent to any Developer or User Tract.
3. Should the local governmental authority create a lighting district, the User shall be a participant and comply with all regulations and requirements provided therefore.
4. Users shall be responsible for the construction and installation of and the cost and expense of sidewalks on or adjacent to its User Tract. If a User Tract is located on a corner, User must extend the sidewalk along both abutting streets.
5. User Tracts must include at least five (5) parking spaces per 1000 square feet of Building area (all buildings) constructed on the User Tract.
6. If a drive up window unit is constructed on a User Tract, it must provide for stacking of not less than five (5) automobiles.
7. The Developer and each User must maintain their respective common areas and parking areas.
8. No signage or decals on windows in any buildings on User Tracts are permitted other than temporary signage approved in writing by the Developer.
9. All User Tracts must be maintained in a safe and sanitary condition in accordance with all good business practice for a first class development and in compliance with all applicable governmental regulations, ordinances and laws. This shall include, without limitation: the maintenance of a pest free environment utilizing such extermination services necessary to insure it remains pest free; daily removal of any refuse from any part of the User Tract except trash or refuse containers which shall be properly maintained and used in a manner that prevents refuse materials from escaping onto the User Tract or adjacent Tracts or areas; the painting and staining of all exterior surfaces of Buildings as necessary to eliminate a faded, chipped or peeling appearance; maintenance of all trees and shrubbery so it appears trimmed and healthy and free of worn areas or dead and decaying vegetation; and, in general, free of any other unsightly or offensive appearance that would detract from a first a first class development.
10. No use shall be permitted on a User Tract which is inconsistent with the operation of a first-class mixed use project. Without limiting the generality of the foregoing, the following uses shall not be permitted on the original lots or the highway lots without the Developer's express written consent:
 - (i) Any use which emits an obnoxious odor, noise, or sound which can be heard or smelled outside of any Building. Notwithstanding the foregoing, this restriction is not meant to apply to normal cooking smells emanating from a restaurant.

(ii) Any operation primarily used as a storage warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation;

(iii) Any "second-hand" store (excluding a bona fide antique store) or "surplus" store;

(iv) Any mobile home park, trailer court, labor camp, junkyard, or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction, or maintenance);

(v) Any dumping, disposing, incineration, or reduction of garbage (exclusive of garbage compactors located near the rear of any Building);

(vi) Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;

(vii) Any central laundry, dry cleaning plant, or laundromat; provided, however, this prohibition shall not be applicable to nominal supportive facilities for on-site service oriented to pickup and delivery by the ultimate consumer as the same may be found in retail shopping districts in the metropolitan area where the Purchaser Tract Center is located;

(viii) Any automobile, truck, trailer or recreational vehicles sales, leasing, display or body shop repair operation;

(ix) Any bowling lane or skating rink;

(x) Any movie theater or live performance theater;

(xi) Any residential use, including but not limited to: single family dwellings, townhouses, condominiums, other multi-family units and other forms of living quarters, including sleeping apartments;

(xii) Any veterinary hospital or animal raising facilities (except that this prohibition shall not prohibit pet shops);

(xiii) Any mortuary, funeral home or cemetery;

(xiv) Any establishment selling or exhibiting pornographic materials or drug-related paraphernalia;

(xv) Any bar, tavern, Restaurant or other establishment whose reasonably projected annual gross revenues from the sale of alcoholic beverages

for on-premises consumption exceeds twenty-five percent (25%) of the gross revenues of such business. It is the intention of the Developer that the 25% cap on gross revenues from the sale of alcoholic beverages for on premises consumption as contained in this Declaration is meant to mirror the same cap contained in Ohio Revised Code Section 4303.18-1 (I) Permit D-5(i). The Code Section requires that beer and liquor sales do not exceed 25% of gross revenues to obtain and then retain qualification to keep a D-5 (i) liquor license. In the event that the Ohio Revised Code is amended or revised to allow for a higher portion of gross revenues from alcoholic beverage sales for a D-5(i) liquor license, the limitation of this Article III, item 10, subsection (xv) shall be automatically increased to such higher rate allowed by the amended or revised statute.

(xvi) Any health spa, fitness center or workout facility;

(xvii) Any flea market, amusement or video arcade, pool or billiard hall, car wash, or dance hall;

(xviii) Any training or educational facility, including but not limited to: beauty schools, barber colleges, reading rooms, places of instruction or other operations catering primarily to students or trainees rather than to customers; provided however, this prohibition shall not be applicable to on-site employee training by an Occupant incidental to the conduct of its business or educational facility approved by Developer;

(xix) Any gambling facility or operation, including but not limited to: off-track or sports betting parlor; table games such as black-jack or poker; slot machines, video poker/black-jack/keno machines or similar devices; or bingo hall. Notwithstanding the foregoing, this prohibition shall not apply to governmental sponsored gambling activities, or charitable gambling activities, so long as such governmental and/or charitable activities are incidental to the business operation being conducted by the Occupant;

(xx) Storage of recreational vehicles, boats, campers, trailers and other vehicles on a permanent basis, on any portion of the property is prohibited. Work related vehicles may be permitted upon the express written consent of Developer. Permanent is defined as exceeding twenty-four (24) hours;

(xxi) All roof equipment and vents shall not be visible from the front elevation of any Building or from any side fronting a primary road; and

(xxii) No fencing is allowed without written approval of the owner of the Developer Tract other than opaque fencing to screen trash storage.

In addition to the foregoing, the following uses shall not be permitted at any time on the highway lots:

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(xxiii) Any operation whether or not it sells beer, wine or alcohol that advertises itself as a "gentlemen's club", as an X rated facility, that caters to the prurient interests of its patrons, that has male or female dancers that accept money or other gratuities for their dancing or any other activity, that includes male or female employees that perform lewd, lascivious, licentious or promiscuous acts for value, that provides any sort of entertainment that has men or women performing in various states of undress including but not limited to "g-strings" or "g-strings and "pasties" or "topless" or "topless-bottomless" shall be prohibited.

In respect to the interior lots, only the covenants referred to in this Provision as sub-provisions xiii, xiv, xviii, xix and xxiii shall be applicable unless either part of the land making up the interior lots is further subdivided. For purposes of this provision, the parts making up the interior lots are that part taken from lot 7996 (lot 12 on the Preliminary Plan for Troy Towne Park) and that part taken from lot 6047 (lot 13 on the Preliminary Plan for Troy Towne Park). If either is further subdivided, all of the covenants above, (i) through xxiii, inclusive, shall apply to the subdivided lots.

11. User shall comply with all applicable Environmental Laws. No User shall use, permit the use of, manufacture, treat, store, or dispose of Hazardous Substance on, about, under or in its Tract, or any portion of the surrounding real property subject to these restrictions, except in the ordinary course of its usual business operations conducted thereon, and any such use shall at all times be in compliance with all Environmental Laws. Each User agrees to defend, protect, indemnify and hold harmless each other User and the Developer, as applicable, from and against all claims or demands, including any action or proceeding brought thereon, and all costs, losses, expenses and liabilities of any kind relating thereto, including but not limited to costs of investigation, remedial response, and reasonable attorneys' fees and costs of suit arising out of or resulting from any Hazardous Substance used or permitted to be used by such party whether or not in the ordinary course of business.
12. No merchandise, equipment or services, including but not limited to vending machines, promotional devices and similar items, shall be displayed, offered for sale or lease, or stored on a User Tract or within any building. Notwithstanding the foregoing, nothing herein is intended to exclude the sale of merchandise which is incidental to the primary use on the Property (such as promotional shirts, hats, clothing, toy vehicles, gift certificates, etc.) in connection with the operation a restaurant.
13. The seasonal display and sale of bedding plants on the sidewalk in front of any Building or within other Common Areas is prohibited without Developer's prior written authorization and shall then be subject to City of Troy ordinances.

14. User shall cause its employees, or the employees of any occupants of its Tract to park their vehicles only on its Tract and in designated parking areas for employee parking.
15. Any signage located on any User Tract, whether for identification purposes or otherwise, shall be subject to and consistent with all applicable governmental laws, ordinances, rules and regulations. No identification sign attached to the exterior of a building on a User Tract shall be:
- (i) placed on canopy roofs extending above the building roof, placed on penthouse walls, or placed so as to project above the parapet, canopy, or top of the wall upon which it is mounted;
 - (ii) placed at any angle to the Building; provided, however, the foregoing shall not apply to any sign located under a sidewalk canopy if such sign is at least eight (8) feet above the sidewalk;
 - (iii) painted on the surface of any Building;
 - (iv) flashing, moving or audible;
 - (v) employ exposed raceways, exposed neon tubes, exposed ballast boxes, or exposed transformers; or
 - (vi) paper or cardboard signs, temporary signs (exclusive of contractor signs), stickers or decals; provided, however, the foregoing shall not prohibit the placement at the entrance of each Occupant's main building a small sticker or decal, indicating hours of business, emergency telephone numbers, acceptance of credit cards, Security Protection Services and other similar information.
16. Each User (as to its tract) shall maintain or cause to be maintained in full force and effect Commercial General Liability Insurance with a combined single limit of liability of One Million (\$1,000,000.00) Dollars for bodily injury, personal injury and property damage, arising out of any one occurrence. The limits hereby required shall be adjusted every five (5) years to reflect inflation as measured by the Consumer Price Index.

Users and Developer shall defend, protect, indemnify and hold harmless each other from and against all claims or demands including any action or proceeding brought thereon, and all costs, losses, expenses and liability of any kind relating thereto, including, but not limited to, reasonable attorney's fees and costs of suit, arising out of or resulting from the injury to or death of any person, or damage to the property of any person located on the respective tract owned by each indemnifying party; provided, however, the foregoing obligation shall not apply to

claims caused by the gross negligence or willful act or omission of such other party, its licensees, concessionaires, agents, servants, or employees, or the agents, servants, or employees of any licensee or concessionaire thereof.

Effective upon the commencement of construction of any building on its Tract and so long as such building exists, User shall carry, or cause to be carried, property insurance with "all-risk" coverage, in the amount of 100% of full replacement cost thereof (excluding footings, foundations or excavations). Upon request by Developer, proof of the existence of such insurance shall be provided to Developer.

17. User shall keep its Tract free and clear of all construction debris on a regular basis, shall not encroach on any surrounding Lots and shall hold Developer harmless from any claims arising from construction activities on User's Tract. User is responsible for all the clean up and removal of all mud and debris left on each Tract or tracked onto the streets or any damage to Developer improvements by its employees, agents, invitees, contractors and subcontractors.
18. User shall leave all sanitary sewer manholes, storm sewer manholes, main water line boxes and water tap box as uncovered and exposed to the finish grade after sodding and seeding or installation of driveways.
19. User is responsible for securing and paying for all individual zoning permits, sewer and water tap-in fees, building permits and other associated fees.
20. All above ground equipment including, HVAC units, storage boxes, electric transformers, gas meters shall be screened by landscaping shrubs and plants at least 3' in height at time of planting. Shrubs and other plants shall be maintained and replaced as needed with similarly specified plants.
21. User shall be part of any lighting district created by the City of Troy. Each User shall be responsible for any and all assessments related to the User Tract assessed by the lighting district whether incurred prior to or after ownership.
22. User (including Developer) shall pay to the Developer a share for operations, maintenance, repairs and replacement of the common area easements retained by Developer, including, without limitation, entrance landscape and watering costs, signage and lighting costs and costs associated with the operation, maintenance, repair and replacement of the drainage system including, without limitation, piping and detention ponds. User shall pay the annual sum equal to \$750.00 times each acre and/or fraction of an acre in the User Tract beginning on the ____ day of _____, 200____. All such funds shall be maintained in a separate account by Developer as Trustee for all Tract owners. The Developer shall pay from such account the expenses or costs of such operations, maintenance, repairs and replacement as the Developer, in its

reasonable judgment shall deem necessary. The Developer shall be entitled to retain from the funds collected a sum equal to the greater of five (5%) percent of the actual annual cost of operation, maintenance, repair or replacement or One Thousand Five Hundred and 00/100 (\$1,500.00) Dollars as an administrative fee for the performance of its duties. Any party obligated by this Declaration or any lease or other agreement to pay any sum due under this provision shall have the right to inspect the records of the Developer, upon reasonable notice, in respect to payments made from these funds.

If, at the time a payment is due and current costs and expenses are paid, the balance of the account is \$30,000.00 or more, no further payments shall be required until the balance is less than \$30,000.00 at which time the payments (in full and not prorated to provide an even balance of \$30,000.00) shall resume beginning with the next annual payment. The Developer shall have the right to increase or decrease the annual payment to reflect actual costs provided the change occurs on a per acre basis. In addition, the Developer shall have the right, upon approved of majority of the owners of Tracts to levy a special assessment to meet emergency costs or expenses.

If any payment is not paid within thirty (30) days of its due date, the Developer may file an affidavit specifying the name of the owner of the Tract for which the payment is due, a description of the Tract and the amount due and the same shall constitute a lien against such Tract from its date of filing until paid subject to any prior liens. In such event, any reasonable attorney's fees associated with the filing of the affidavit or any such fees associated with the enforcement or defense of such lien shall be added to the amount due and also constitute a lien on such Tract.

23. User (including Developer) shall employ a standard mail delivery box at the street as long as there is rural mail delivery within the real estate subject to this Declaration of Covenants and Restrictions. If the mailbox is a single unit, it shall be Imperial Mailbox Systems Model 820K-6. If the mailbox is a twin unit, it shall be Imperial Mailbox Systems Model T820K-6. All mailboxes shall be black in color. If this manufacturer ceases business or the manufacturer of the above models, a substantially similar model in black shall be used.
24. Developer and any User shall have the right to enforce these covenants and restrictions. In the event any party defaults in its obligations, promises and duties as contained herein, or breaches any of the terms and conditions as contained herein, the non defaulting/non-breaching party shall have the right to enforce said covenants and restrictions by prosecuting any proceeding against the party or parties violating or attempting to violate any one or more of the covenants and restrictions. The parties expressly state that the non-defaulting party shall have any remedy in either law or equity available to it, including the right to recover damages and/or seek injunctive relief to enforce the provisions hereof.

Developer shall have the right, in addition to the remedies described above, to enter upon any part of the User's Tract, at any reasonable time, upon not less than 48 hours notice, to inspect the same for a possible violation or breach of these covenants and restrictions. Where an inspection shows that a violation or breach of these covenants and restrictions exists, Developer, or its authorized agents, representatives and employees, shall have the right to abate and remove any structure, thing or condition causing such violation, at the cost and expense of the owner of the User Tract where the violation exists without any liability to such User for trespass or any other claim resulting from such entry.

The remedies specified in this paragraph are cumulative and do not preclude any other remedy in law or in equity by any party adversely affected by any violation or breach of these covenants and restrictions.

In any proceeding for the enforcement of any of the provisions of these covenants and restrictions, or for the restraint of a violation of any such provision, the losing party shall pay the reasonable attorney's fees and court costs of the prevailing party in such amount as may be fixed by the Court in that proceeding. Notwithstanding anything to the contrary contained herein, or any other indemnity provision contained herein, each party agrees to defend, protect, indemnify and hold harmless each other from and against all claims or demands including any action or proceeding brought thereon, and all costs, losses, expenses and liability of any kind relating thereto, reasonable attorney's fees, professional fees and court costs, arising out of or resulting from the respective parties violation of the terms and conditions hereof.

No delay or failure on the part of any aggrieved party to pursue any available remedy with respect to a violation of any provisions hereof, shall be deemed to be a waiver by such party of, or the estoppel of that party to assert, any right available to such party upon the recurrence or continuation of such violation or the occurrence of any different violation. No provision hereof shall be construed as to place upon the Developer or any other aggrieved party any duty to take any action to enforce the terms and conditions contained herein.

25. The terms and conditions contained herein are to be deemed restrictions and covenants that run with the land and are to be deemed perpetually in full force and effect. Unless otherwise stated herein, such Covenants and Restrictions shall be binding upon the Developer, its successors and assigns and any User now or hereafter having an interest in any part of the subject real property. In the event that this provision of this Declaration shall violate the Rule Against Perpetuities as it may exist in the State of Ohio, any interest which this Declaration may create must vest within twenty-one years after the death of the last child living at the death of Shayna Kolodesh.

26. If any provision hereof is held to be invalid by any court of competent jurisdiction, the invalidity of such provisions shall not affect the validity of any other provision contained herein. All such other provisions shall continue in full force and effect.

IV. AMENDMENT AND EXTENSION

Developer expressly reserves the right to amend the provisions of this Declaration in order to promote the development of the real estate subject to this Declaration as well as other real estate currently owned by Developer which may be adjacent to or within the vicinity of the subject real estate. This shall include, without limitation, the use to which a User Tract may be put. This right of amendment, however, shall be subject to the following limitations:

1. It may not impose against any User Tract not owned by Developer at the time a more restrictive provision than herein contained without the consent of the owner of that User Tract;
2. It may not subject any User Tract to a greater proportion of a payment obligation than originally provided without the consent of the owner of the User Tract; and
3. **It may not impose a requirement on, eliminate a restriction contained herein, or provide any benefit** for less than all Developers and User Tracts without the consent of the owners of all User Tracts.

V. DEVELOPER TRANSFER

The Developer may transfer all of its rights and duties under this Declaration of Comments and Restrictions to a successor and such successor shall have all the rights and powers herein provided for the Developer but shall be subject to the same duties and responsibilities as Developer. This transfer shall be subject to the following conditions:

- 1) The transfer shall be made by a written document executed by Developer and its successor which expressly accepts all duties and responsibilities of Developer;
- 2) The successor shall own at least one User Tract which is subject to this Declaration of Covenants and Restrictions;
- 3) The Developer must have no further ownership of any User Tract;
- 4) All funds collected from payments on all User Tracts not then expended shall be paid to the successor; and

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5) All records of expenses and work performed fulfilling its duties and responsibilities as Developer shall be transferred to the successor.

Upon appointment of a successor by Developer, the subsequent owners of the lot owned by the appointed successor shall acquire the same rights subject to the conditions above stated. If a subsequent owner is not willing to accept the responsibility of the successor, one shall be selected by a majority vote of all of the owners of lots then subject to this Declaration with each lot having one vote for this purpose. A meeting may be called by any three (3) owners for purposes of a vote upon not less than thirty (30) days written notice to all other owners.

Upon transfer as set forth above, Developer shall have no further responsibility to any owner or User of a Tract except in the event of fraud or illegal dealing.

IN WITNESS WHEREOF, Harson Investments, Ltd. has affixed its signature by its duly authorized general partner this 7th day of April, 2004.

HARSON INVESTMENTS, LTD.
An Ohio Limited Partnership
By Dayton Co., General Partner

By Shayna S. Kolodesh
Shayna S. Kolodesh, President

STATE OF OHIO)
COUNTY OF MONTGOMERY) SS:

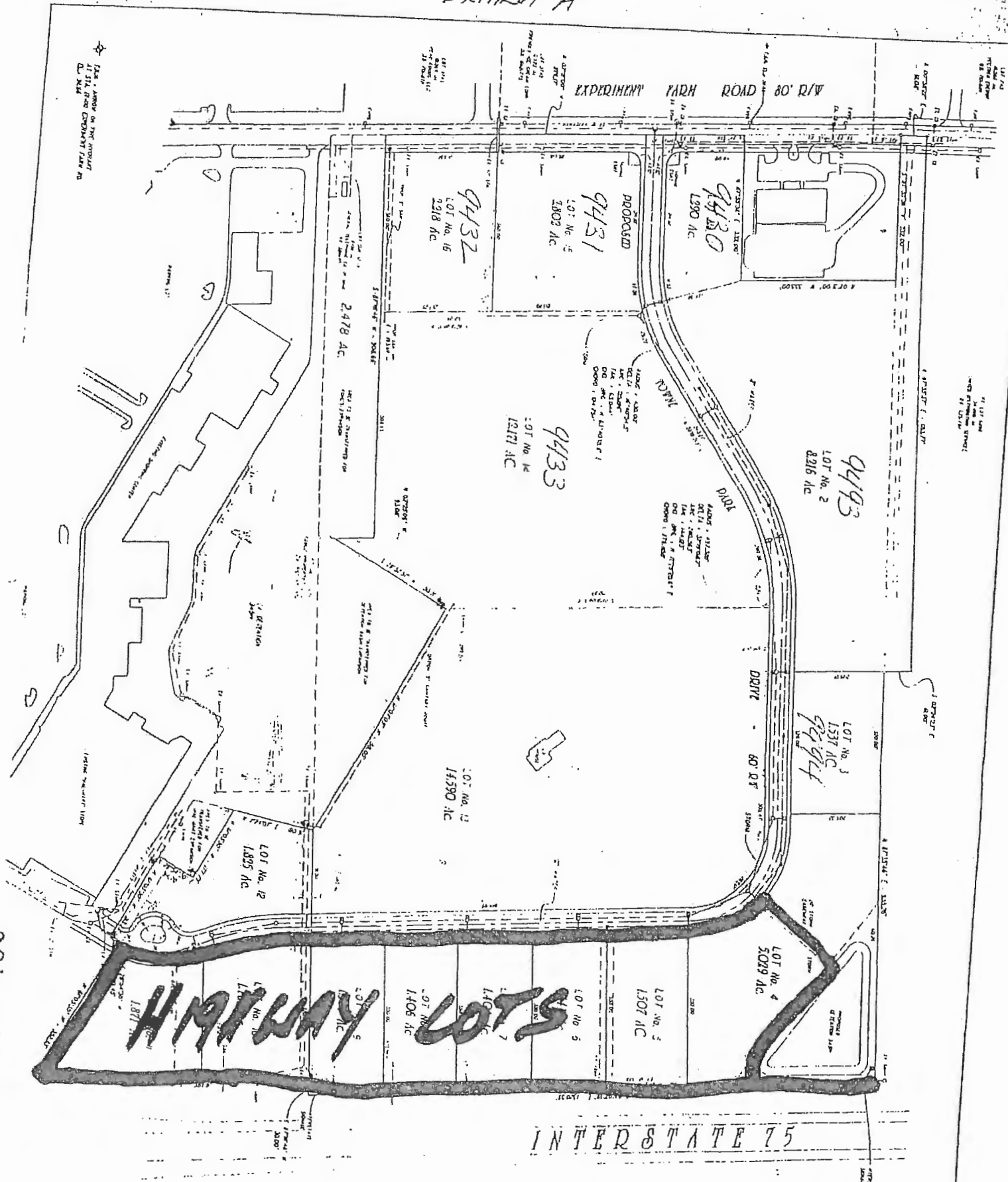
The foregoing instrument was acknowledged by HARSON INVESTMENTS, LTD., an Ohio Limited Partnership, by Dayton Co., Its General Partner, By Shayna S. Kolodesh, Its President.

Alan A. Biegel
Notary Public
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

THIS INSTRUMENT PREPARED BY: ALAN A. BIEGEL, ATTORNEY AT LAW
Singer/Amended Declaration-Troy - LasV 02/17/04 -1
PSE 237407

15488487707

EXHIBIT A



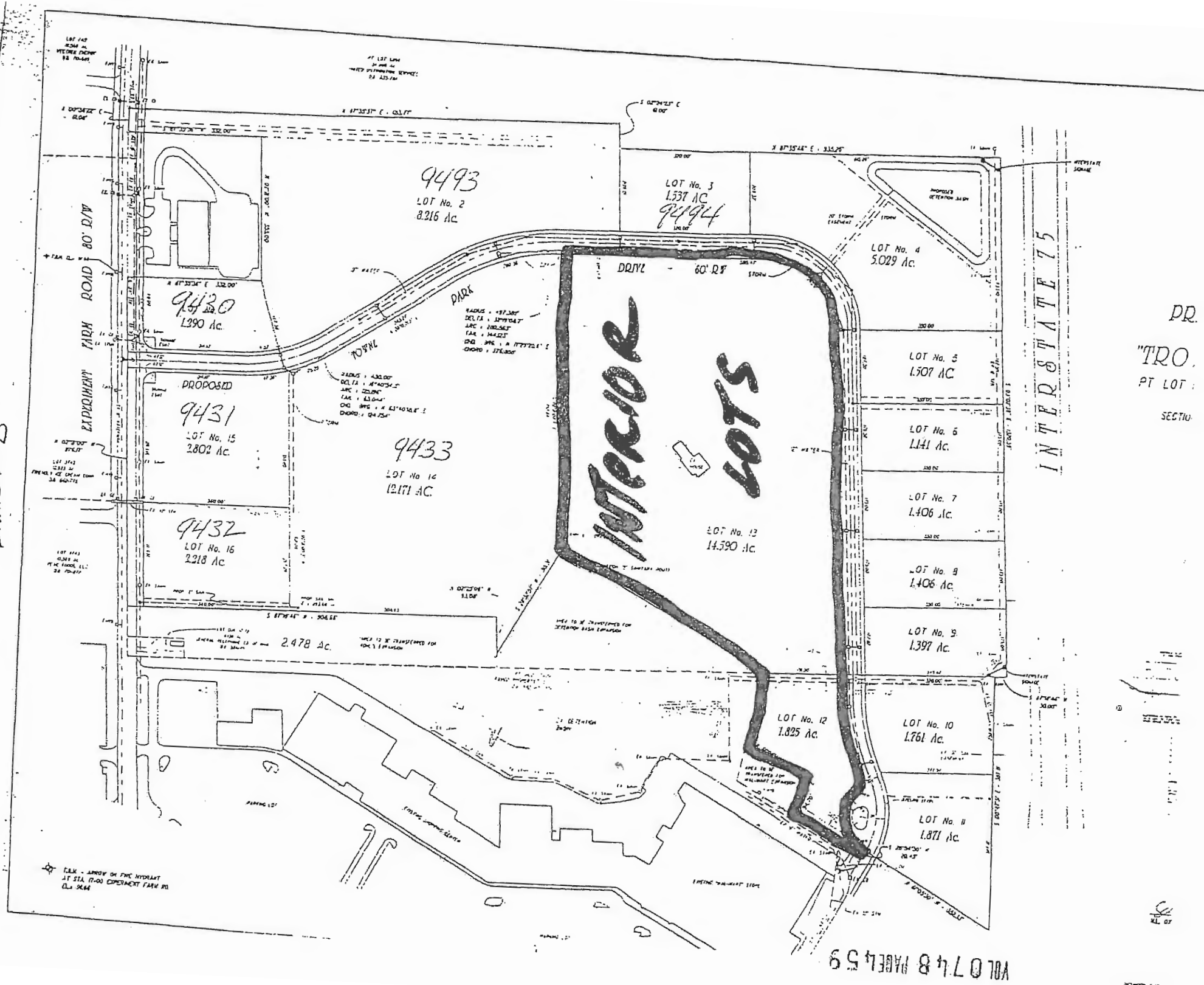
SEE AMEND TO THE PLAT AT THE END OF THE PLAT

8571814 R 4 / 0701

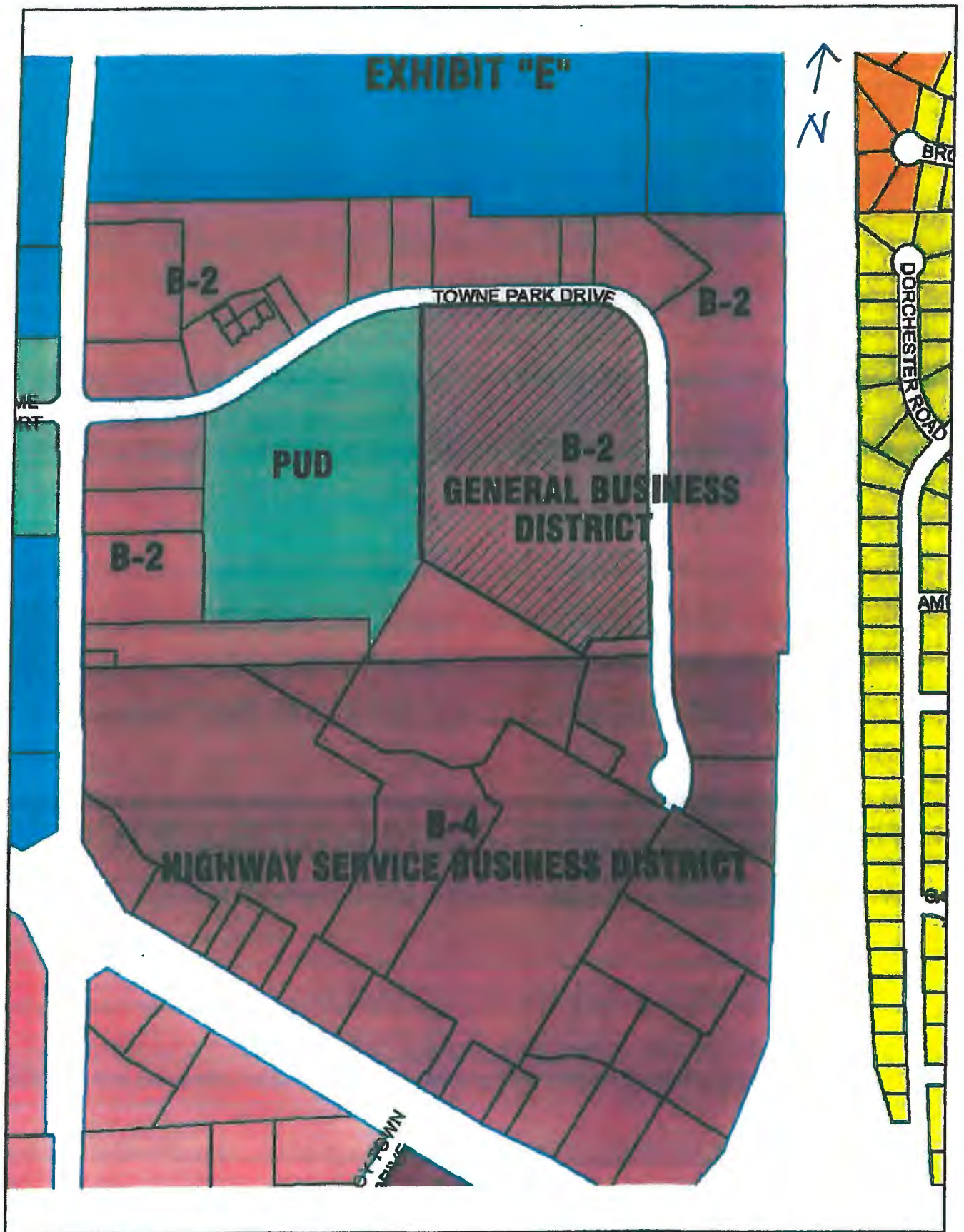
INTERSTATE 75

DR
TPO
PT LOT
SECTION

EXHIBIT B



6 5 4 3 2 1 0 7 4 8 PAGE 4 5 9





ITEMS OF INTEREST

TO: Mayor Beamish
Mrs. Baker, President of Council
Council Members

FROM: Patrick E. J. Titterington, Director of Public Service and Safety

DATE: April 17, 2015

A handwritten signature in red ink, likely belonging to Patrick E. J. Titterington, the Director of Public Service and Safety.

We are providing the following for your information:

- The following bid openings have been scheduled:
 - McKaig Road Improvements Phase 2 is scheduled to be held on Wednesday, April 22. Council authorized \$1,142,000.
 - Curbside Recycling Program for FY 2015-2017 is scheduled to be held on Wednesday, April 29. Council authorized \$400,000 per year for this program.
 - 2015 Paving Program is scheduled to be held on Wednesday, April 29. Council authorized \$1,086,000 for this program.
 - Treasure Island Marina and Park Improvements Project is scheduled to be held on Wednesday, April 29. Council authorized \$1,873,000 for this project.
 - East Main Street Downtown Streetscape is scheduled to be held on Wednesday, May 6. Council authorized \$575,000 for this project.
- Major Project Update:
 - Sidewalk Program 8 – work has restarted with the remainder of the sidewalk marked for replacement. Once the contract is complete, assessments will be finalized.
 - North Market Street/Piqua-Troy/Troy-Urbana Intersection Realignment – Troy-Urbana Road is closed from April 1 – May 1 for the reconstruction and tie-in to the existing street as well as final asphalt placement over the entire project area.
 - Barnhart Road, Arthur Road, Oak Street, Scott Street & Frank Street Waterlines – Barnhart/SR-718 water main installation is progressing along Barnhart Road, including the directional drill which has been completed. Restoration and driveway culverts are being replaced as the water line installation proceeds. Oak Street will commence after this.

Items of Interest

April 17, 2015

Page Two

- Adams Street Phase 2 – contractor is beginning to work on the bike path portion of the project. Bike path access ramp, Hobart Arena Sign and Community Park fence construction continues.
 - Finsbury Lane, Riverside Drive and Race Drive Waterline – loop from Governors Road to Riverside is operational. The Finsbury waterline is operational. The Miami County Commissioners have approved the easement. Restoration will begin next week.
 - Sewer Lining Project – Miller Pipeline is lining in Southview and northeast of the river. Layne Inliner has completed lining the Southwest Interceptor; black bypass piping removal has been delayed due to wet conditions. Manhole replacement restoration and relining work has been completed this week.
- Please join Mayor Beamish and me in congratulating Assistant Fire Chief Matt Simmons, who was awarded a full scholarship by the International Association of Fire Chiefs (IAFC) to attend the Fire Executive Academy. He will be attending the academy in May.
- As a reminder, the Arbor Day celebration will be held at 10:00 a.m. on April 24 at Trostel Park on Union Street. Mr. Edward L. Cox, City Treasurer for 16 years, and active member of many community organizations will be the honoree this year.
- The opening ceremony for the 2015 Sculptures on the Square exhibit will be held on Sunday, May 3 at 2:00 p.m. at Courthouse Plaza. This year's Sculptures on the Square exhibit is a single sculpture by J. Seward Johnson known as Return Visit. This 31-foot sculpture featuring Abraham Lincoln is being displayed outside the artist's retrospective exhibit in New Jersey for the first time. It will be on display through October 26. We anticipate a large number of people will visit Troy for the opportunity to view this sculpture. To help facilitate the actual placing of the sculpture, West Main Street from Cherry Street to Short Street will be closed April 29. Depending on how long it takes to get the sculpture in place, there could be some street closing on April 30.
- The Civil Service Commission has scheduled the examination for Fire Chief. The written exam is scheduled to take place on April 24, and this will be followed by an assessment center examination on April 29. After the results are scored, the Civil Service Commission will forward the results to the City.
- Attached is a copy of the News Release announcing the success of the Troy Residential Electric Aggregation Program.

- Police Captain Charles Adams has announced his retirement as of May 8, 2015 after 26 years of service to the Troy Police Department.
- Other information provided by City departments is attached.

Upcoming Events at Hobart Arena

April 15-18, 2015	Winter Guard International
April 19, 2015	Crowder Neon Steeple Tour Concert
May 9, 2015	AAYA Cheer Competition
May 19, 2015	Troy High School Awards Assembly
May 21, 2015	Upper Valley Career Center Graduation
May 22, 2105	Miami East Graduation
May 23, 2015	Troy High School Graduation
May 24, 2015	Covington High School Graduation
July 9 – 12, 2015	Troy Skating Club Summer Skating Competition

Calendar of Meetings

April 20, 2015	7:00 p.m. Council	City Hall Council Chambers
April 22, 2015	3:30 p.m. Planning Commission	City Hall
May 4, 2015	7:00 p.m. Council	City Hall Council Chambers

If you have any questions, please do not hesitate to contact this office.

Enclosure

cc: Department Heads



City of Troy

Michael Beamish
Mayor

100 South Market Street, P. O. Box 3003
Troy, Ohio 45373-7303
www.troyohio.gov
phone: 937-339-1221/fax: 937-339-8601
mayor.beamish@troyohio.gov

NEWS RELEASE
TROY RESIDENTIAL ELECTRIC AGGREGATION PROGRAM A SUCCESS!

FOR IMMEDIATE RELEASE

Mayor Michael Beamish is pleased to report that the 4,214 residents and small businesses who signed up with the City of Troy's electric aggregation program have saved nearly **\$1.4 million** since the program started 10 months ago. The average residence has saved \$65.79 per month during the last quarter alone, while small businesses have saved nearly \$240.

Mayor Beamish said: "This has been, and continues to be, a huge savings to our residents and small businesses. We were on the cutting edge in the Miami Valley for starting this program and it has clearly been paying off for our citizens."

For questions or to see if a resident or small business is eligible to enroll, please call First Energy Solutions at (866) 636-3749 or Mayor Beamish at (937) 339-1221.

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4/10/2015

Media
Web



Operations
Items of Interest
April 17, 2015

Street – Including Solid Waste – Jerry Mullins, Foreman

- Collected and transported 257 tons of residential trash since the last report of 349 tons.
- Delivered recycling bins as requested.
- Sign shop worked on various sign projects.
- Prepared asphalt equipment for the upcoming season.
- Assisted at Hobart Arena with stage setup for weekend concerts.
- Assisted the Park Department with placement of parking blocks in the Cherry Street parking lot.
- Made several more pothole repairs with our new Infrared Asphalt Machine. We used this machine in lieu of cold mix to provide a permanent seamless repair. This piece of equipment gives us the flexibility to make permanent repairs during the winter months. It can also be used during the summer months to make small repairs in addition to our normal asphalt operations.
- Crack-sealed the Premwood and Dickerson Subdivisions.
- Emptied the Big Belly waste cans. These cans are working exactly as we had hoped, providing the downtown with a cleaner, greener avenue for waste disposal. Four new Big Belly waste containers arrived on April 15 and were installed.
- Collected T-bags and brush. Several letters were sent out for non-compliant brush piles. We are reminding citizens that brush **MUST** be bundled or placed in T-bags in order for it to be collected by the city. We also are reminding citizens that the Dye Mill Road Facility is open, and we offer that facility in lieu of placing it at the curb.

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed.
- Repaired a light over the ice and several lights in the skate club storage area at Hobart Arena.
- Completed the annual sports lighting maintenance, which included the repair of several lights at the north and south tennis courts and a light switch that controls the volleyball court lights at Community Park.
- Wired the main filtration pump at the Troy Aquatic Park.
- Repaired eight lights at the entrance to Towne Park Drive.
- Installed the final electric to the lighthouse at Treasure Island Park.
- Wired the fountain at the East Main Street point.
- Repaired an overhead electric feed to a shelter house at Community Park.

Water Distribution/Sewer Maintenance - Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets.
- Investigated numerous high consumption alerts.
- Completed a number of work orders for Billing and Collection.
- Shut-off non-payment customers and reconnected as payments were made.
- Repaired a main break on Fernwood Drive.
- Upgraded water services on Simpson Street and Elmwood Avenue.
- Made 19 taps for the Halifax housing plat.
- Checked a possible sewer call on Lake Street.
- Jetted and inspected lines on the paving list.
- Cleared a blockage on Penn Road.
- Repaired a storm manhole at the North Market Street Ball Field.
- Checked a sewer call on Vincent Avenue; we cleaned out the line.
- Staged pipe at the Treasure Island Park for the water line project.

Water Treatment Plant – Jeff Monce

- Annual inspections of the chlorine tank room scales, dehumidifiers, freight elevator, man lifts, and overhead cranes have been completed.
- The 100 hp motor for high service pump 5 has been received from our vendor and will be installed in the next week. This motor was returned to the vendor for further repair after abnormal vibration levels were detected.
- Quotes to upgrade the sludge removal control system have been received and this project should be completed in the next two months.
- The triennial Ohio EPA Chemical Survey has been scheduled for June to comply with mandatory testing and evaluation requirements. All staff will be surveyed for proficiency in chemical analysis procedures critical to plant process controls.
- Consumer Confidence Report preparation has been completed and this USEPA-mandated water quality document will be sent for final editing this week.
- Well 17 upgrades will be initiated in the next month. An improved control cabinet and new well pump and motor will be installed.
- Troy Fire Department and Miami County EMA personnel held a joint chlorine emergency training session at the WTP on April 11.

Wastewater Treatment Plant – Tim Snider

- Vendor completed the maintenance items on 350 Kva generator.
- Vendor completed the scheduled maintenance on the 480 volt breakers in the low voltage switchgear.
- Attended Brown & Caldwell “Lunch and Learn” seminar in Montgomery County.
- Attended Miami County Safety Council meeting at Pioneer Electric in Piqua.
- Submitted Monthly e-DMR to OEPA.
- RFP’s for Biosolids Management Services were due on April 15.
- RFP’s for Influent Pump Replacement Engineering Services are due on April 30.
- Staff completed the required preventive maintenance work orders.
- Vendor performed quarterly calibration on plant gas monitoring equipment.
- The North Gravity Sludge Thickener was put into service on April 14, the South Gravity Sludge Thickener was taken out of service.
- Average Daily Effluent Flow for March was 6.31 MGD.
- Average Daily Effluent Total Suspended Solids for March was 7.78 MG/L with 93.4% removal efficiency.
- Average Daily Effluent C-BOD5 for March 8.67 MG/L with 95.5% removal efficiency.

Items of Interest		
Engineering Department		
April 17, 2015		
PROJ #	PROJECT	ACTIVE PROJECTS STATUS
2013-11	Barnhart Road, Arthur Road, Oak Street, Scott Street & Frank Street Waterlines	Contract was awarded to Sturm Construction. Work and restoration is complete along Scott and Frank, Streets. Barnhart/SR-718 water main installation is progressing along Barnhart Road, including the directional drill which has been completed. Restoration, which includes driveway culverts, are being completed as the water line installation proceeds. Oak Street will commence after the Barnhart roadwork is complete.
2013-12	Finsbury, Governors, & Race Waterlines	Contract was awarded to Finrock Construction. Work along Race is complete including restoration. Finsbury clearing and waterline is complete except for directional drilling which ties it into Shaftsbury. Governors to Troy-Sidney waterline has obtained CSX approval and will be proceeding with construction of that portion of the project in the next month. Loop from Governors Road to Riverside is operational; Finsbury waterline is operational. The Miami County Commissioners approved the easement. Restoration will begin next week.
2014-04 2014-05	Southview & NE River Sewer Relining SW Interceptor Relining	Contract has been awarded to Layne Inliners and Miller Pipeline. We will be notifying property owners as necessary for this project. Layne Inliners began work in early November. Miller Pipeline is lining in Southview and NE of the River; Layne Inliner has completed lining the Southwest Interceptor; black bypass piping removal has been delayed due to wet conditions. Manhole replacement restoration and relining work has been completed this week.
2013-14	Adams Street Phase 2	This phase of the project is between the Adams Street Bridge and Staunton Road. Project was awarded to LJ DeWeese. Underground utility work is complete. Stone wall work is complete and railing is to be installed in May. Bike path access ramp, Hobart Arena sign and Community Park fence railing construction continues.
2013-02	Piqua-Troy/Troy-Urbana Intersection	Contract was awarded to Double Jay Construction. Curb has been installed, base paving is complete. Troy-Urbana Road will be closed from April 1 - May 1 for the reconstruction and tie-in to the existing street as well as final asphalt placement over the entire project area.
2015-01	MIA - Troy East Main Street Downtown Streetscape (PID 93240)	ODOT will fund a portion of this project. Design has been done by Poggemeyer Design Group and has been approved by ODOT. Council authorized the AEB's recommendation of modified assessments and Council has authorized the bidding of the project. The bid opening is scheduled for May 6, 2015.

Items of Interest		
Engineering Department		
April 17, 2015		
2014-16	Hobart Arena Renovation and Expansion	Council approved the recommendation to enter into an agreement with MSA Architects for the design of this work. Schematic design is finalized and an estimate meeting is scheduled for the beginning of May.
2014-19	Treasure Island Park Lighthouse	City Council authorized bidding at \$75,000. Funding for this project is provided by a grant from The Troy Foundation in honor of last year's Bicentennial. The foundation was completed and the lighthouse installed on April 9. Landscaping work will be scheduled.
2014-17	Marina & Boathouse Renovation	The contract was awarded to Bruns General Contracting. Interior demolition is completed, and the roof restoration and tower work has begun at the facility.
2014-18	Treasure Island Marina & Park Improvements	Council approved bidding the project in an amount not to exceed \$1,873,000. MCD approved the design. Bid opening is scheduled for April 29.
2014-07	McKaig Road Phase 2	This phase includes work from Monroe Street to Madison Street (RR tracks). Design is complete and is being coordinated with utility companies and CSX. CSX application for a storm sewer has been submitted. Council authorized bidding the project in the amount not to exceed \$1,142,000. The bid opening is scheduled for April 22.
2014-12	EHS Water Tower	Council authorized an agreement for the design of a new Extra High Service Water Tower with the firm of EMH&T. The design kick-off meeting was held and potential sites determined. The City Engineer has contacted property owners to discuss the available opportunities for water tower siting along Washington Road and West Stanfield Road. Positive feedback on potential sites has been received.
2014-03	Water Regionalization	Council has authorized a contract with RA Consultants. Staff has submitted all requested information for evaluation, Workshop #2 was held, and the project will continue. Staff and the consultant met with West Milton to discuss details of their existing water system. A separate meeting with Miami County will be scheduled in the near future when RA is ready to proceed with a similar Sewer Regionalization meeting.
2015-05	Sewer Regionalization	Council has authorized a contract with RA Consultants, LLC. The agreement is being reviewed internally and will be signed in the next couple of weeks.
2015-03	Washington Road Waterline	Staff entered into an agreement with Choice One Engineering Company for the design of a water loop along Washington Road from West Main Street to West Stanfield Road. Design will begin early summer.

Items of Interest

Engineering Department

April 17, 2015

2015-04	Nottingham Subdivision Sewer Gravity	Staff entered into an agreement with Access Engineering, LLC for the design of a gravity sewer from the Nottingham subdivision to Piqua-Troy Road at Troy-Urbana Road. Design will begin early summer.
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ANNUAL/OTHER PROJECTS

2014-21	Sidewalk Program 8	Council authorized bidding for the Phase 8 sidewalks where the property owner did not take out a permit to do the work. Project was awarded to I.F. Weber. Work has restarted with the remainder of the sidewalk marked for replacement. Once the contract is complete, assessments will be finalized.
2015-14	Paving Program	Council authorized bidding of \$1,068,000 for paving City streets. The bid opening is scheduled for April 29.
	ODOT Paving (PID 91802)	Staff is working with ODOT regarding the paving along SR 55 on the west side of town as well as the traffic circle. ODOT has issued the Final Legislation which City Council passed and our payment has been made. A pre-construction meeting is scheduled for mid-April. The paving will occur during State Fiscal Year 2016 (after July 1).
	MV Lighting Street Light Contract - Street Light Conversion	Staff has started working with Miami Valley Lighting (MVL) and MVCC to determine the best way to convert the City's Mercury Vapor (MV) street lights to High Pressure Sodium (HPS) street lights as required by law. As a trial, LED street lights have been installed on Plum Street, Short Street, Adams Street, and along Shaftsbury Road at Adams Street. Street light additions and excess are being monitored in conjunction with the Police Department.
	Engineering Electronic File Reorganization	Staff has been working with an outside contractor to make the Engineering electronic files organized in such a way that all staff can have access to most documents. This will improve efficiency with document filing and is expected to reduce the volume of space necessary to keep the electronic files. Staff is re-implementing project numbers as well. Record drawings organization and personnel file clean-up continues.
2015-11	Updating City Construction Standards	Staff is working with Choice One Engineering to update their standards.
	GPS Data Collection	Collection of data continues.

Items of Interest

Engineering Department

April 17, 2015

Sidewalk, Sewer, and Sump
Inspections

Inspections are continuing to be completed when requested.

SUBDIVISION STATUS

	Dickerson	Section 2 is <u>awaiting</u> final course of asphalt.
	Edgewater	Section 8 is <u>awaiting</u> final course of asphalt.
2015-07	Halifax	Section 1 <u>underground</u> utilities installation is <u>commencing</u> .
2007-25	Hawk's Nest	Section 2 <u>awaiting</u> final course of asphalt.
2015-06	Nottingham	Section 8 construction will begin in the next couple of weeks and expected to be completed in July.
	Oakmont	Section 5 is <u>awaiting</u> final punchlist and final course of asphalt.
	Pleasantview Estates	Section 4 <u>plat</u> has been <u>approved</u> . Construction has not <u>yet</u> begun.
	Stonebridge Meadows	Section 1 is complete. Section 2-B <u>awaiting</u> final course of asphalt. Section 3 construction is expected to occur in the <u>Spring</u> .

BUSINESS LOAN PROGRAMS - QUARTERLY REPORT

Date: April 3, 2015
 To: Patrick Titterington, Director of Public Service and Safety
 From: James Dando, Development Director
 Copies: Members of Loan Review Committees
 Re: Status Report for First Quarter - 2015

Active Loans	#	Original Principal	Outstanding Principal	Payments Made This Quarter	Available Balance
ED RLF	4	\$1,048,500	\$225,965.45	\$20,361.00	\$169,405.14
DBR	24	\$1,966,586	\$1,654,678.97	\$82,350.19	\$659,795.46
SBD	7	\$735,407	\$598,350.19	\$18,737.50	\$365,339.11
Subtotal	35	\$3,750,493	\$2,478,994.61	\$121,448.69	\$1,194,539.71

Previous Loans:			Fund Grand Totals		
ED RLF	21	\$3,540,363	ED RLF	25	\$4,588,863.00
DBR	14	\$473,801	DBR	38	\$2,440,387.00
SBD	5	\$307,000	SBD	12	\$1,042,407.00
Paid Loans	40	\$4,321,164	All Loans	75	\$8,071,657.00

Approved Loans Cancelled by Borrowers	9	\$642,912.00
Grants to Public Works Projects	5	\$425,240.00
Total projects	89	\$9,139,809.00

Federal Grants Received From the State of Ohio:

\$305,000	1990, CJ's Highmarks Restaurant ED	Cash in Hand	\$1,194,539.71
\$303,000	1996, Crisafi Marriott Hotels ED	Loss on Loans	(\$21,241.92)
\$410,000	1996, Sherwood Shopping Center ED	Grand Total	\$10,313,106.79
\$25,656	2000, Downtown Home Repair		
\$400,000	2000, Peak Foods ED		
\$121,000	2000, CoriGraphics ED		
\$12,500	2001, Downtown Rental Repair		
\$35,000	2001, Downtown Business Repair		
\$400,000	2003, Downtown Revitalization		
\$13,500	2005, Downtown Business Repair		
\$500,000	2008, RevWires ED		
\$2,525,656	Total for 11 Grants		

NOTES:

- 1) The Economic Development Revolving Loan Fund (ED RLF) has larger loans, but usually long terms because it finances only capital assets. This is Troy's oldest loan program and in the past generated the most revenue. All projects must create at least one new job per \$25,000 loaned.
- 2) The Downtown Business Building Repair Revolving Loan Fund (DBR) is for real estate assets, only. The DBR usually has longer terms, therefore less revenue. Prevailing Wage rules apply.
- 3) The Small Business Development Revolving Loan Fund (SBD) is Troy's newest program. It does not have the federal Community Development Block Grant restrictions that affect the ED RLF and the DBR. The SBD typically has smaller loans and shorter terms.
- 4) Brian & Karen Hammond and David & Melissa Kuo remain in default. Judgments have been obtained.
- 5) A new SBD loan was approved for Jay Harris to repair the roof at 7-9 South Market Street.
- 6) The SBD loan to R&E, LLC for conversion of the former tennis barn at 650 Olympic Drive is now 100% disbursed. Some extra building space is now being offered for lease.
- 7) The Ryan McNeil plan for the Wasserman Building is moot. A different investor bought the building.
- 8) The BBA loan was paid off early - the building at 110 E Main was sold.
- 9) The Ohio Development Services Agency is in the process of changing CDBG requirements which will affect the ED RLF and DBR programs. We will know more in the next few months.

Loan Date	End Date	Loan Fund	Project Name	Original Principal	Outstanding Principal
Jun-02	May-12	DBR	Hammond Properties	\$35,000	\$33,832.46
May-07	Apr-37	DBR	Medallion (Dye Bldg)	\$380,000	\$309,183.24
Jun-07	May-17	DBR	BBArthur (Illiad Florist)	\$100,000	\$0.00
Mar-10	Feb-35	DBR	Westfall (Harbor Trust bldgs)	\$206,000	\$172,378.43
Aug-10	Sep-10	DBR	T&M Troy Property	\$81,216	\$66,365.82
Jun-11	Jun-31	DBR	FourSonsDevel(12 S Market)	\$41,200	\$35,654.27
Sep-11	Nov-36	DBR	P&C Ventures (2 E Main)	\$151,700	\$134,619.35
Sep-11	Dec-41	DBR	Masonic Temple	\$46,450	\$45,178.64
Aug-12	Sep-42	DBR	Troy Community Works!	\$144,300	\$144,300.00
Oct-12	May-61	DBR	Masonic Temple 2	\$25,200	\$25,200.00
Mar-13	Mar-33	DBR	Boyle (Mojo's)	\$35,910	\$33,220.39
Apr-13	Apr-38	DBR	P&C Ventures(101WFranklin)	\$199,305	\$187,364.55
Apr-13	Apr-38	DBR	FourSonsDevelopmentShanesy	\$74,624	\$70,305.71
Jun-13	Sep-47	DBR	Troy Community Works 2	\$30,900	\$30,900.00
Oct-13	Nov-23	DBR	Markwater (Dave Murray)	\$22,000	\$19,452.90
Mar-14	May-34	DBR	P&CVentures (121WFranklin)	\$50,000	\$46,561.32
Mar-14	May-39	DBR	Sturwold (210 E Water)	\$130,000	\$126,812.70
Mar-14	May-24	DBR	P&CVentures(roof 2 E Main)	\$37,675	\$34,662.77
Aug-02	Jul-32	DG	Baker (BK Photo)	\$15,450	\$15,225.00
Aug-03	Aug-33	DG	Boss Jewelers	\$10,000	\$10,000.00
Jun-04	May-24	DG	Harris (Acquisition)	\$71,000	\$36,056.01
Jun-04	May-34	DG	Harris (Rehab 9 S Market)	\$53,000	\$40,656.32
Jul-00	Jun-99	DH	Carey (Historic Rehab)	\$10,809	\$15,510.92
Aug-00	Jul-99	DH	Fox (Historic Rehab)	\$14,847	\$21,238.17
Jan-01	Dec-15	ED	CoriGraphics	\$225,000	\$16,312.55
Oct-02	Sep-17	ED	Kuo (Bamboo Grill)	\$200,000	\$31,775.74
Apr-03	Mar-23	ED	Goodall (Troy Lumber)	\$212,500	\$102,956.88
Oct-06	Sep-16	ED	Ty Cobb (Troy Bus. Park)	\$411,000	\$74,920.28
Mar-08	Feb-13	SBD	Bamboo Grill	\$31,000	\$27,213.32
Jun-11	Dec-19	SBD	Jumpy's Laser Tag	\$101,500	\$56,978.01
Sep-11	Sep-16	SBD	Brock Air Products	\$41,500	\$11,774.41
Mar-12	May-17	SBD	Bayou Bell(LeDoux's)	\$30,300	\$14,577.99
Sep-13	Nov-18	SBD	Smith (Caroline)	\$50,000	\$36,586.76
Jan-14	Feb-34	SBD	R&E, LLC (650Olympic)	\$470,000	\$451,219.70
Mar-15	Apr-20	SBD	Jay Harris (9 S Market roof)	\$11,107	\$0.00
			Downtown Subtotals	\$1,966,586	\$1,654,678.97
			ED RLF Subtotals	\$1,048,500	\$225,965.45
			SBD Subtotals	<u>\$735,407</u>	<u>\$598,350.19</u>
			GRAND TOTALS	\$3,750,493	\$2,478,994.61
				\$3,750,493	\$2,478,994.61

MEMO

To: Patrick Titterington, Director of Public Service and Safety

From: Tim Davis, Planning & Zoning Manager

Date: April 15, 2015

Subject: Planning Division Update

I have attached two reports which summarize concerns that are being addressed by the Planning Division from April 1, 2015 to April 15, 2015. The first report shows all permits that were issued by the Planning Division. The report contains the address and type of permit and separates the information by each ward. There were 24 permits issued during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going issues. Both open and closed concerns are listed and are separated by each ward.

As in the past, all costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. If the property owner does not pay the invoice, the cost will be assessed to the property taxes.

CITY OF TROY
 PERMIT WORK TYPE STATISTICS REPORT
 PERMIT DATE: 04/01/2015 TO 04/15/2015

04/15/2015
 09:13 AM

SUBTOTALS	PERMITS	FEE\$	EST. COST

D DEMOLITION-RESIDENTIAL	1	20.36	0
F FENCE	4	40.00	0
OC OCCUPANCY-COMMERCIAL	1	50.00	0
OC OTHER	1	50.00	0
S FREESTANDING SIGN	2	65.72	0
S REFACE	1	0.00	0
S WALL SIGN	2	63.33	0
S WINDOW SIGN	1	33.00	0
ST SEWER TAP - RES	2	2,400.00	0
WT WATER TAP-RES	2	4,000.00	0
Z DECK	1	25.00	0
Z PATIO	1	25.00	0
Z PATIO COVER	1	25.00	0
Z SHED	3	75.00	0
Z SINGLE FAMILY RESIDENCE	1	72.85	0
=====			
GRAND TOTAL	24	\$6,945.27	

CITY OF TROY - WARD ONE
 PERMIT REPORT
 04/01/2015 TO 04/15/2015

04/15/2015
 09:15 AM

2015010F	4/7/2015	1152 LEE RD	JACS PROPERTIES OF TROY, LLC	0	
FENCE		N/A	45 CARRIAGE CROSSING WAY	10.00	
		N/A		L"	0
		FENCE - 4/2/15	TROY, OH 45373	NL	0
				BA	0
			0/0/		
/					
2015004D	4/14/2015	1015 MEADOW LN	DRAGON FINANCIAL	0	BOLNER ENTERPRISES
DEMOLITION-RESIDENTIAL		N/A	13104 SW 106TH AVE	20.36	11942 ST RT 571
		N/A		L"	0 LAURA, OH 45337
		DEMOLITION -4/2/15	MIAMI, FL 33176	NL	0 937-247-1326
		N/A		BA	0
			0/0/		
/					
2015012F	4/9/2015	1117 SCENIC CT	COLLINS, JULIE	0	
FENCE		N/A	1117 SCENIC CT	10.00	
		N/A		L"	0
		FENCE - 4/7/15	TROY, OH 45373	NL	0
		N/A		BA	0
			0/0/		
/					

CITY OF TROY - WARD TWO
 PERMIT REPORT
 04/01/2015 TO 04/15/2015

04/15/2015
 09:15 AM

2015035Z	4/9/2015	86 CRICKET LN	TERRY, CHERYL	0	
DECK		N/A	86 CRICKET LN	25.00	
		N/A		L"	0
		DECK - 4/7/15	TROY, OH 45373	NL	232
				BA	0
			0/0/		
/					
2015032Z	4/3/2015	891 CROSSBOW LN	BLACKBURN, STEVE & CARRIE	0	
PATIO		N/A	891 CROSSBOW LN	25.00	
		10297		L"	0
		SHED AND CONCRETE PATIO - 3/31/15	TROY, OH 45373	NL	384
		N/A		BA	0
			0/0/		
/					
2072ST	4/7/2015	832 GOVERNORS RD	KEYSTONE HOMES IN TROY	0	KEYSTONE HOMES
SEWER TAP - RES		N/A	PO BOX 980	1200.00	PO BOX 980
		10416		LV	1687 TROY, OH 45373
		5/8" SEWER TAP - RESIDENTIAL - 4/7/15	TROY, OH 45373	NL	599 937-332-8669
				BA	0
			0/0/		
/					

2015034Z	4/9/2015	832 GOVERNORS RD	KEYSTONE HOMES IN TROY	0 KEYSTONE HOMES
SINGLE FAMILY RESIDENCE	N/A		PO BOX 980	72.86 PO BOX 980
	10416			L 1637 TROY, OH 45373
	SGL FAMILY RESIDENCE - 4/7/15		TROY, OH 45373	NL 599 937-332-8669
		0/0/		BA 0
	/			
1232WT	4/7/2015	332 GOVERNORS RD	KEYSTONE HOMES IN TROY	0 KEYSTONE HOMES
WATER TAP-RES	N/A		PO BOX 980	2000.00 PO BOX 980
	10416			L 1687 TROY, OH 45373
	3/4" WATER TAP - RESIDENTIAL - 4/7/15		TROY, OH 45373	NL 599 937-332-8669
		0/0/		BA 0
	/			
2015023S	4/8/2015	108 MAIN ST E	CONARD, BOB	0 QUINT CUSTOM SIGNS
WALL SIGN	N/A		2100 CO RD 25A S	30.33 427 N MAIN ST
	N/A			L 0 PIQUA, OH 45356
	BLUE BOW BOUTIQUE - SIGN - 3/23/15		TROY, OH 45373	NL 0 937-615-9332
		0/0/		BA 0
	/			
1231WT	4/3/2015	205 NOTTINGHILL LN	KEYSTONE HOMES IN TROY	0 KEYSTONE HOMES
WATER TAP-RES	N/A		PO BOX 980	2000.00 PO BOX 980
	10388			L 3812 TROY, OH 45373
	1" WATER TAP - RESIDENTIAL - 3/23/15		TROY, OH 45373	NL 2182 937-332-8669
	NOTTINGHILL	0/0/		BA 1630
	/			
2971ST	4/3/2015	205 NOTTINGHILL LN	KEYSTONE HOMES IN TROY	0 KEYSTONE HOMES
SEWER TAP - RES	N/A		PO BOX 980	1200.00 PO BOX 980
	10388			L 3812 TROY, OH 45373
	5/8" SEWER TAP - RESIDENTIAL - 3/23/15		TROY, OH 45373	NL 2182 937-332-8669
	NOTTINGHILL	0/0/		BA 1630
	/			
2015024S	4/8/2015	3 WATER ST E	ODA, SCOTT	0 QUINT CUSTOM SIGNS
FREESTANDING SIGN	N/A		101 PUBLIC SQ NW	30.72 427 N MAIN ST
	N/A			L 0 PIQUA, OH 45356
	ZEAL COACHING - FS SIGN - 4/2/15		TROY, OH 45373	NL 0 937-615-9332
		0/0/		BA 0
	/			
2015026S	4/8/2015	211 WATER ST E	STEINEMAN, RICHARD	0
WINDOW SIGN	N/A		211 WATER ST E	33.00
	N/A			L 0
	SMITHFLY DESIGNS-WINDOW SIGN-3/27/15		TROY, OH 45373	NL 0
		0/0/		BA 0
	/			
2015025S	4/8/2015	211 WATER ST E	STEINEMAN, RICHARD	0

WALL SIGN	N/A	211 WATER ST E	33.00
	N/A		0
	SMITHFLY DESIGNS-SIGN-3/27/15	TROY, OH 45373	0
	0/0/		0
	/		

CITY OF TROY - WARD THREE
PERMIT REPORT
04/01/2015 TO 04/15/2015

04/15/2015
09:15 AM

20150240C	4/6/2015	105 MARKET ST S	DAVEY, HEATHER	0
OTHER		N/A	1640 SURREY RD	50.00
		N/A		LV 5300
		SQUARE ROOTS RECORDS (OC) 4/3/15	TROY, OH 45373	NL 0
		N/A	0/0/	BA 0
		/		

CITY OF TROY - WARD FOUR
PERMIT REPORT
04/01/2015 TO 04/15/2015

04/15/2015
09:15 AM

2015033Z	4/3/2015	975 DICKERSON DR	CLAWSON, MICHAEL & KAREN	0 DEAN BOWMAN CONSTRUCTION
PATIO COVER		N/A	975 DICKERSON DR	25.00 504 CHILDRENS HOMES RD
		N/A		LV 0 TROY, OH 45373
		COVERED PORCH - 4/2/15	TROY, OH 45373	NL 238 937-331-7689
		0/0/		BA 0
		/		

20150230C	4/1/2015	2331 MARKET ST W	FIVE SG LLC	0
OCCUPANCY-COMMERCIAL		N/A	1010 WOODMAN AVE	50.00
		N/A		LV 12000
		UNDERGROUND SPORTS BAR/GRILL (OC) 3/5/1	DAYTON, OH -	NL 0
		0/0/		BA 0
		/		

2015021S	4/1/2015	2331 MARKET ST W	FIVE SG LLC	0
REFACE		N/A	1010 WOODMAN AVE	
		N/A		LV 0
		UNDERGROUND SPORTS B-SIGN REFACE-3/27/1	DAYTON, OH -	NL 0
		0/0/		BA 0
		/		

CITY OF TROY - WARD FIVE
 PERMIT REPORT
 04/01/2015 TO 04/15/2015

04/15/2015
 09:15 AM

2015031Z	4/1/2015	1504 BROOK PARK DR	HOUSHEL, ROBERT & ALLETA	0
SHED		D08059091	1504 BROOK PARK DR	25.00
		N/A	LV	0
		SHED - 3/30/15	TROY, OH 45373	NL 120
		BROOK PARK NORTH 2	BA	0

/

2015037Z	4/14/2015	191 DORSET RD S	BESECKER, CHRIS	0
SHED		N/A	191 DORSET RD S	25.00
		N/A	LV	0
		SHED - 4/10/15	TROY, OH 45373	NL 64
		N/A	BA	0

/

2015036Z	4/10/2015	1491 SURREY RD	CHANEY, GREGORY W	0
SHED		N/A	1491 SURREY RD	25.00
		N/A	LV	0
		SHED - 4/1/15	TROY, OH 45373	NL 160
		N/A	BA	0

/

CITY OF TROY - WARD SIX
 PERMIT REPORT
 04/01/2015 TO 04/15/2015

04/15/2015
 09:15 AM

2015013F	4/10/2015	2815 PARKWOOD DR	WESTERHEIDE, JEREMY	0
FENCE		D08102990	2815 PARKWOOD DR	10.00
		N/A	LV	0
		FENCE - 4/9/15	TROY, OH 45373	NL 0
		CARRIAGE CROSSING 4	BA	0

/

2015022S	4/7/2015	700 STANFIELD RD S	PHY PROPERTIES LTD	0 KAP SIGNS
FREESTANDING SIGN		N/A	700 STANFIELD RD S	35.00 1608 KUNTZ RD
		N/A	LV	0 DAYTON, OH 45404
		TROY HEALTH CENTER-FS SIGN-4/10/15	TROY, OH 45373	NL 0 937-223-2155
			BA	0

/

2015011F	4/7/2015	2402 ST ANDREWS DR	JACS PROPERTIES, LLC	0
FENCE		N/A	45 CARRIAGE CROSSING WAY	10.00
		N/A	LV	0
		FENCE - 4/2/15	TROY, OH 45373	NL 0
		N/A	BA	0

0/0/

CITY OF TROY - WARD ONE
VIOLATIONS BY FILE DATE
04/01/2015 TO 04/15/2015

04/15/2015
09:31:29 AM

04/02/15	1120 SCENIC CT	TRASH & DEBRIS	04/02/15	07/31/15	
20150424		N/A			
	4-2-15 sb Tenant raked up leaves and then piled them in the rear yard along/in the Kidder ditch. Certified, follow up 4-15-15.				
	4-6-15 sb Dan tel. He has removed the debris from the ditch.				
	4-14-15 sb Green card dated 4-13-15.				
04/02/15	1355 SHERIDAN CT	TRASH & DEBRIS		07/31/15	
20150423		HERITAGE HILL 8			
	4-2-15 sb Broken trash bag in front of garage, trash bags piled on patio in rear. Certified, follow up 4-15-15.				
	4-10-15 sb Green card dated 4-3-15. Follow up 4-16-15.				
04/09/15	1140 STEPHENSON DR	TRASH & DEBRIS	04/09/15	08/07/15	
20150453		HERITAGE HILL 12			
	4-9-15 sb Chair in ROW. Certified, follow up 4-17-15.				
04/10/15	1301 SHERIDAN CT	ENGINEERING PROBLEM			04/10/15
20150465		N/A	NO VIOLATION		
	4-10-15 sb Received complaint of basketball hoop being in the street and blocking traffic. Inspected. Basketball hoop is up on sidewalk and lying on its side in the yard. No violation.				

CITY OF TROY - WARD TWO
VIOLATIONS BY FILE DATE
04/01/2015 TO 04/15/2015

04/15/2015
09:31:29 AM

04/02/15	543 SHAFTSBURY RD	BRUSH LETTER	04/02/15	07/31/15	04/14/15
20150425		N/A	TRASH REMOVED		
	4-2-15 dp Initial brush letter out 4-3-15 follow up 4-9-15.				
	4-9-15 dp brush remains will send violation letter certificate follow up 4-14-15.				
	4-14-15 dp Brush gone close.				
04/03/15	205 FINSBURY LN	TRASH & DEBRIS	04/03/15	08/01/15	04/07/15
20150441		SHERWOOD MANOR 2	TRASH REMOVED		
	4-3-15 dp Appears as this home owner is getting rid of some furniture as it is out in the curb lawn and trash day is on Tuesday. This is Friday so sending a Certificate letter follow up 4-7-15.				
	4-7-15 dp Received a message from Mrs Grooms regarding this. She called in and spoke with Michael Ham about this and did not realize you were not to put out trash more than 24hrs in advance. Today was trash day and the trash had ran but this furniture was not picked up as of 10am today. I emailed Jerry Mullins for an update. Follow up 4-8-15.				
	4-7-15 dp Furniture gone close.				
04/03/15	926 FRANKLIN ST E	TRASH & DEBRIS	04/03/15	08/01/15	04/07/15
20150440		N/A	TRASH REMOVED		
	4-3-15 dp Complaint of trash about the property. The tenant has moved out and this house is empty currently. Certificate and follow up 4-7-15.				
	4-7-15 dp trash gone close.				
04/08/15	800 MAIN ST W	ZONING PROBLEMS	04/08/15	08/06/15	
20150454					
	4-8-15 sb Found out a new business is going to be going into this building. Got the information from B&C and called Mark Gausel, 524-9841. Explained to him about getting an Occupancy Permit, what types of signs he could have and told him I would email him the applications. Follow up 4-22-15 to see if we have received anything back by then.				

04/13/15	132 ELM ST S	PROPERTY MAINTENANCE	08/11/15
20150473	N/A		
<p>4-10-13 sb The house burnt this morning.</p> <p>4-13-15 sb Carol Shoemaker tel. She had "her gu-" come out and take a look at the house. He said it is salvageable if that's what she wants to do. She did not have any insurance on the house. Her son and this "gu-" are going to start this weekend on the roof. She said at the very least by the end of the weekend it should be tar papered. The problem is that "her gu-" can only work weekends. I asked Carol to provide me a timeline in writing after this weekend. She said she would do that. I also asked her to board up the southern window that was broken out. She said they had tarped it. I told her our code requires it to be boarded. She said they would take care of it this weekend. She said her tenant Rick will be hauling the van away but she didn't tell me when. He is currently staying in a hotel and putting his things in storage. It sounds as if he will be moving back in when completed. Follow up 4-20-15 for timeline.</p>			

04/14/15	914 WATER ST W	TRASH & DEBRIS	04/14/15	08/12/15
20150483	dp Complaint of trash and brush about the rear of this property Certificate with cc to tenant follow up 4-18-15.			
04/14/15	10 CEDAR ST N	TRASH & DEBRIS	04/14/15	08/12/15
20150484	<p>4-14-15 dp Complaint of trash on the side of the house. I called Richard pierce and asked if he would take care of this or would he prefer I send a letter. The letter option was chosen. Certificate with cc to tenant follow up 4-18-15.</p>			

CITY OF TROY - WARD THREE
VIOLATIONS BY FILE DATE
04/01/2015 TO 04/15/2015

04/15/2015
09:31:29 AM

04/01/15	533 MARKET ST S	JUNK VEHICLE	04/01/15	07/30/15
20150413	<p>4-1-15 dp Complaint from Officer Misirian of a gray nissan truck in the drive off the alley with flat tires. Certified letter to property owner with a cc to the tenant and follow up 4-9-15.</p>			
04/01/15	203 MULBERRY ST S	JUNK VEHICLE	04/01/15	07/30/15
20150415	<p>N/A</p> <p>4-1-15 dp Complaint received from Troy PD of a vehicle in the drive with expired plates. The vehicle is backed in so the rear sticker is not available but the officer ran the plate. Certified to property owner and a cc to the tenant. Follow up 4-9-15.</p> <p>4-1-15 dp Bonnie called and let me know this tenant is Trudy Woods. She also asked if she could pick up her letter in our office instead of mailing it which I agreed to do as hand delivered counts as well as Certified. Bonnie also asked if I could do this on letters in the future.</p> <p>4-9-15 dp Made contact with the tenant on site and was told this vehicle runs and it will either be sold and removed from the property or moved into the garage in the next few days. I told them I would follow up next week. 4-14-15.</p> <p>4-14-15 dp Spoke with the tenant again today as the vehicle condition has not changed. I asked if 48 hrs would be adequate to get this moved because on Friday I would have to tow it. He agreed follow up 4-17-15.</p>			
04/01/15	533 WALNUT ST S	JUNK VEHICLE	04/01/15	07/30/15
20150414	<p>COMPLETED</p> <p>4-1-15 dp Noticed a red chevy camaro in the drive at this address with flat tires and expired tags. Certified letter and follow up 4-9-15.</p> <p>4-6-15 dp green card back dated 4-3-15 follow up 4-10-15.</p> <p>4-10-15 dp Vehicle has an updated tag, air in the tires and is facing the other way so I believe it is operable, close.</p>			

04/02/15	309 CHERRY ST S	TRASH & DEBRIS	04/02/15	07/31/15	
20150417					
4-2-15 sb Trash, old plastic tarp lying along side of fence. Certificate, follow up 4-10-15.					
4-6-15 sb Carol Shoemaker left message for me to call.					
4-6-15 sb LWTC for Carol 451-0717.					
4-6-15 sb Carol tel. Asked for extension. Gave until 4-13-15.					
4-14-15 sb LWTC for Carol Shoemaker. Inspected the property. They cleaned up some but there is still a pile of wood, metal, and junk by the fence. Told her I would give her until 4-20-15 but if it's not cleaned up by then, I would have to send in our contractor. Follow up 4-20-15.					
04/02/15	310 CHERRY ST S	TRASH & DEBRIS		07/31/15	
20150420					
4-1-15 sb Trash around garage in rear. Certified, follow up 4-15-15.					
4-7-15 sb Floyd Newton, tenant, left message stating trash has been cleaned up.					
4-10-15 Green card dated 4-8-15. Follow up 4-16-15.					
04/02/15	310 CHERRY ST S	VEHICLE ON GRASS	04/02/15	07/01/15	
20150422					
4-2-15 sb Green Dodge pick-up parked in rear yard grass used to exist, but is now nothing but mud. Certified, follow up 4-15-15.					
4-7-15 sb Floyd Newton, tenant, left message 524-9986. Vehicle has been moved.					
4-10-15 sb Green card dated 4-8-15. Follow up 4-16-15.					
04/02/15	703 FRANKLIN ST W	JUNK VEHICLE	04/02/15	07/31/15	
20150426					
4-2-15 sb Gray 1963 Buick parked on grass in rear, expired 2013. Certified, follow up 4-13-15.					
4-7-15 sb Green card dated 4-6-15. Follow up 4-14-15.					
4-10-15 sb Mary Hill tel. 216-6358. She asked to have until 4-17-15. Told her I would follow up 4-20-15.					
04/02/15	708 FRANKLIN ST W	VEHICLE ON GRASS	04/02/15	07/01/15	
20150428					
4-2-15 sb Gray 1963 Buick parked on grass in rear with expired tags in 2013. Certified, follow up 4-13-15.					
4-7-15 sb Green card dated 4-6-15. Follow up 4-14-15.					
4-10-15 sb Mary Hill tel 216-6358. She asked to have until 4-17-15. Told her I would follow up 4-20-15.					
04/02/15	224 PLUM ST S	TRASH & DEBRIS		07/31/15	04/14/15
20150418					
4-2-15 sb Brush in rear yard. Certificate, follow up 4-10-15.					
4-10-15 sb Brush still there. Send 48 hour notice. Follow up 4-14-15.					
4-14-15 sb Brush still there. Send to OZ. Close.					
04/02/15	105 RACE ST W	TRASH & DEBRIS		07/31/15	04/10/15
20150422					
4-2-15 sb Hot water heater in rear beside fence. Certificate, follow up 4-10-15.					
4-8-15 sb Per Bill Francis e-mail, this will be taken care of today.					
4-10-15 sb Hot water now in back on truck on property. Close.					
04/02/15	115 RACE ST W	VEHICLE ON GRASS	04/02/15	07/01/15	
20150430					
4-2-15 sb White Alero parked on the grass in the rear. Certified, follow up 4-13-15.					
04/02/15	315 SHORT ST S	TRASH & DEBRIS		07/31/15	
20150419					
4-2-15 sb Loose trash along alley. Certified, follow up 4-13-15.					
4-9-15 sb Green card dated 4-6-15. Follow up 4-13-15.					
04/02/15	220 WILLIAMS ST	TRASH & DEBRIS	04/02/15	07/31/15	04/10/15
20150427					
N/A					
TRASH REMOVED					

4-2-15 dp Noticed furniture trash and debris at the curb not sure if this a move out but the regular trash had been picked up. Certified to owner and follow up 4-7-15.
 4-3-15 dp Green card back dated 4-6-15 follow up 4-9-15.
 4-10-15 dp Trash gone close.

04/06/15	502 PLUM ST S	TRASH & DEBRIS	08/04/15
20150444	N/A		
4-2-15 sb Pile of brush in rear yard. Certified, follow up 4-8-15.			
4-6-15 sb James Lopez, new owner, tel 937-524-3204. He will get this cleaned up but asked for an extension. Gave until 4-17-15.			
04/13/15	118 FLORAL AVE	TRASH & DEBRIS	08/11/15
20150476	N/A		
4-13-15 dp Noticed a large pile of trash and debris in the curb lawn and a for rent sign in the front yard. Appears to be a move out, Certified letter follow up 4-20-15.			
04/14/15	502 CANAL ST E	TRASH & DEBRIS	08/12/15
20150480			
4-14-15 dp Noticed a pile of trash and debris in the curblawn and a Condemned sticker on the door. This is obviously a clean Out, certificate follow up 4-18-15.			
04/14/15	502 MAIN ST E	JUNK VEHICLE	08/12/15
20150481			
4-14-15 dp Complaint of a vehicle in the drive with a left rear flat and expired tags, Certified follow up 4-22-15.			
04/10/15	12 CANAL ST E	SIGN VIOLATIONS	04/10/15
20150468	NO VIOLATION		
4-10-15 dp Received a complaint of an illegal sign at this location. This business is still in operation and the sign in question is an old projecting sign frame with no sign attached. The frame appears to be in good condition and according to our law director we cannot make them remove this as it has no commercial value. Close.			
04/10/15	19 CHERRY ST S	TRASH & DEBRIS	08/08/15
20150466			
4-10-15 sb Misc trash, refrigerator, wood in rear yard. Certificate, follow up 4-17-15.			
04/10/15	127 PLUM ST S	TRASH & DEBRIS	08/08/15
20150467	N/A		
4-10-15 sb LWTC for Ed Butcher on cell 937-251-8393 concerning trash at this property. Follow up 4-14-15.			

CITY OF TROY - WARD FOUR
 VIOLATIONS BY FILE DATE
 04/01/2015 TO 04/15/2015

04/15/2015
 09:31:29 AM

04/08/15	505 CRESCENT DR	JUNK VEHICLE	08/06/15
20150451			
4-8-15 sb Green Mercury Van, 2 flat tires in front, 1 flat tire in back, apparently inoperable. Expired tags 2/2015. Has warrant block due to unpaid tickets. Certified, follow up 4-20-15.			
4-10-15 sb Caitlyn at Garden Manor tel. She got the letter today and will notify the tenant. I explained to her the procedure and that I would follow-up in the given time frame. She understood and would give a copy of the letter to the tenant. Follow up 4-20-15.			
4-13-15 sb Green card dated 4-10-15. Follow up 4-20-15.			

CITY OF TROY - WARD FIVE
VIOLATIONS BY FILE DATE
04/01/2015 TO 04/15/2015

04/15/2015
09:31:29 AM

04/01/15	31 TAMPLIN DR	JUNK VEHICLE	04/01/15	07/30/15	04/09/15
20150412		N/A	VEHICLE MOVED		

4-1-15 dp Officer Gates from Troy PD informed our office that Jason Tillman, evicted in the past few days, has had a junk vehicle towed to 31 Tamplin Dr. his former residence. The vehicle is inoperable as parts of the engine is out of the vehicle and it has no tags visible. Our office is under the impression that 31 tamplin Dr is in foreclosure. I checked with B&C and will send Certified and Certificate letters to the last know address for the property owner follow-up 4-9-15.
4-9-15 dp Vehicle gone close.

04/07/15	540 DORSET RD S	SIGN VIOLATIONS	04/07/15	08/05/15	04/15/15
20150450		N/A	COMPLETED		

4-7-15 dp Noticed an illegal commercial yard sign Certificate follow-up 4-15-15.
4-15-15 dp Sign gone close.

04/08/15	538 LAKE ST	TRASH & DEBRIS	04/08/15	08/06/15	04/14/15
20150453			TRASH REMOVED		

4-8-15 sb Trash, tire, old bed spring, and loose trash around back yard. Certificate, follow up 4-14-15.
4-14-15 sb Trash removed. close.

CITY OF TROY - WARD SIX
VIOLATIONS BY FILE DATE
04/01/2015 TO 04/15/2015

04/15/2015
09:31:29 AM

No violations were identified in this ward during this time period.

High Usage Alert Records

Address	24 Hr. usage Cu Ft.	Shut Off: Yes - No	Date	Reconnect: Yes - No - Cause
East Main Street	300	No	March 13, 2015	No, Left Blue Card
Barn in the Park Restroom	600	No	March 13, 2015	No, Toilet Running
West Main Street	500	No	March 13, 2015	No, Water Running from Boiler
Parkwood Drive	700	No	March 16, 2015	No, Talked to Resident
East Canal Street	500	No	March 16, 2015	No, Underground Leal, Customer Advised
South Market Street	400	No	March 17, 2015	No, Talked to Resident
Greenfield Drive	500	Yes	March 17, 2015	Yes, March 17, Toilet Running
Stony Creek Road	600	Yes	March 19, 2015	No, Talked to Resident
West Market Street	300	No	March 20, 2015	No, Talked to Resident
Weston Road	300	No	March 23, 2015	No, Talked to Resident
McKaig Avenue	400	No	March 23, 2015	No, B&C to Call
Stanfield Road	300	Yes	March 24, 2015	
Branford Road	300	No	March 24, 2015	No One Home
McKaig Avenue	500	No	March 24, 2015	Landlord Notified
Amberwood Drive	900	No	March 24, 2015	No, Owner Stated Something Running in Basement
East Water Street	300	No	March 30, 2015	Left Blue Card
South Mulberry Street	300	No	March 30, 2015	Left Blue Card
St. Rt. 55	300	No	March 30, 2015	No, Not Running, No One There
Stanfield Road	500	Yes	March 30, 2015	Left Blue Card
Heather Road	800	No	April 2, 2015	No, Garden Hose had Broken
Trade Square West	600	No	April 3, 2015	No, Toilet Running
East Dakota Street	500	No	April 6, 2015	No, Talked to Manager
South Mulberry Street	400	No	April 6, 2015	No, Toilet Running
West Main Street	500	No	April 6, 2015	No, Left Blue Card
Sussex Road	400	No	April 6, 2015	No, Not Running, No One There
St. Andrews Drive	300	No	April 10, 2015	No, Not Running, No One There
East Main Street	300	No	April 10, 2015	No, B&C to Call
Sterling Drive	900	No	April 10, 2015	No, Sump Pump Stuck
St. Rt. 55 West	300	No	April 15, 2015	No, Toilet Running
Park Regency	300	No	April 16, 2015	No, Talked to Manager
West Water Street	300	No	April 16, 2015	No, B&C to Call
South Mulberry Street	300	No	April 16, 2015	No, B&C to Call

RECEIVED

APR 08 2015

Ordinance Cases Filed

AUDITOR'S OFFICE

Criminal	
Bradford/Sheriff	6
Personal	23
Piqua Police Department	2
Tipp City Police Department	2
Troy Police Department	9
	42
Traffic	
Covington Police Department	11
Piqua Police Department	54
Tipp City Police Department	66
Troy Police Department	81
West Milton Police Department	4
	216

State Cases Filed

Criminal	
Bethel/Sheriff	2
Bradford/Sheriff	2
Covington Police Department	7
Dog & Kennel	4
Miami County Health Board	11
Ohio State Patrol	9
Personal	7
Piqua Police Department	59
Sheriff's Department - Miami County	47
Tipp City Police Department	18
Troy Police Department	79
West Milton Police Department	31
Wildlife	2

Law Enforcement Activity Report

3/1/2015 TO 3/31/2015

	278
Traffic	
Bethel/Sheriff	13
Bradford/Sheriff	4
Covington Police Department	2
Ohio State Patrol	541
Piqua Police Department	24
Pleasant Hill / Sheriff	1
Sheriff's Department - Miami County	115
Tipp City Police Department	29
Troy Police Department	66
West Milton Police Department	18
	813
Grand Total:	1,349

TROY FIRE DEPARTMENT

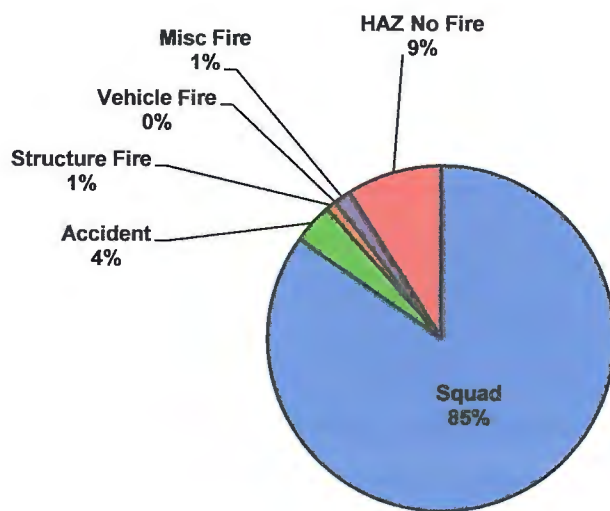
1528 North Market Street Troy, OH 45373

Here are the department's statistics for the month of March. The department has been very active with incidents, training, fire prevention education and inspections.



March Incidents

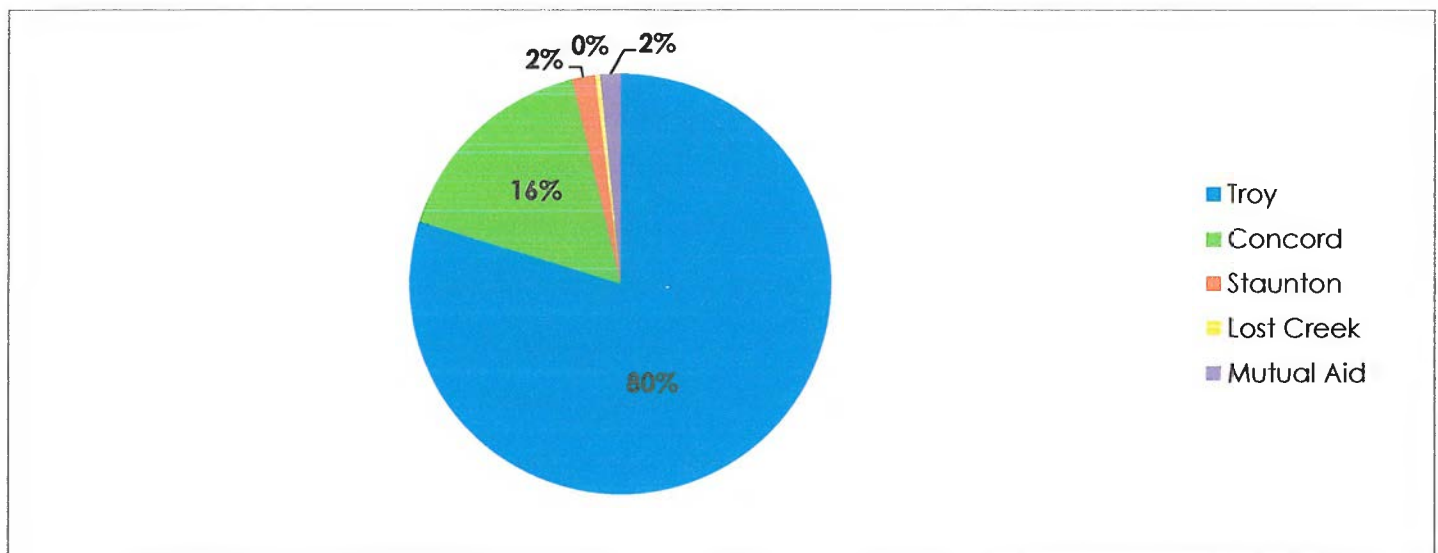
Incidents							
	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total	% of Fire Calls
Squad	348	65	7	2	6	428	0.85
Accident	11	6	0	0	2	19	0.04
Structure Fire	3	2	0	0	0	5	0.01
Vehicle Fire	0	0	0	0	0	0	0.00
Misc Fire	4	3	1	0	0	8	0.02
HAZ No Fire	37	7	1	0	0	45	0.09
Total Incidents	403	83	9	2	8	505	1.00



Incident Types

2015 Troy Fire Department Incidents

Total Incident Report		
	Total Incidents	% of Total
Troy	403	0.80
Concord	83	0.16
Staunton	9	0.02
Lost Creek	2	0.00
Mutual Aid	8	0.02
Total	505	1.00



Total Response Report				
	EMS Responses	Fire Responses	Total	% of Total
Troy	364	117	481	0.78
Concord	74	36	110	0.18
Staunton	7	6	13	0.02
Lost Creek	2	0	2	0.00
Mutual Aid	7	0	7	0.01
Total	454	159	613	1.00

2015 Troy Fire Department Responses

Fire Responses

Fire Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total
Engine-1	60	22	2	0	0	84
Engine-2	4	1	0	0	0	5
Engine-3	12	2	0	0	0	14
Tanker-1	0	1	0	0	0	1
Tower-1	1	1	0	0	0	2
Grass-1	3	2	1	0	0	6
Truck-8	37	7	3	0	0	47
Total	117	36	6	0	0	159

Medic Assists					
	Troy	Concord	Staunton	Lost Creek	Total
Engine 1	37	14	1	0	52
Truck-8	34	6	3	0	43
Grass-1	0	1	0	0	1
Total	71	21	4	0	96

EMS Responses

EMS Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Other	Total
Medic-1	153	24	0	1	2	180
Medic-2	103	9	6	1	2	121
Medic-3	105	41	1	0	1	148
Medic-4	3	0	0	0	2	5
Total	364	74	7	2	7	454

Fire / Auto Loss

Fire / Auto Loss			
Locale	Fire Loss	Auto Loss	Total Loss
Troy	\$ 530.00		\$ 530.00
Concord			\$ -
Staunton			\$ -
Mutual Aid			\$ -
Total	\$ 530.00	\$ -	\$ 530.00

Narrative:

The following are the statistics for the Fire Prevention Bureau. We have been very busy in public education, inspections, consultations and responding to emergency incidents. We are currently fully staffed and are working diligently on multiple projects.



March Fire Prevention Stats

General Inspections:	197
Re-Inspections:	17
Plan Reviews:	10
Fire Prevention Permits:	0
Fire Investigations:	0
Fire Responses:	1
Ambulance Responses:	12
Public Education Events:	6
Persons in Attendance at PE Events:	12
Car Seats:	6
Short Shift Hours:	0